

## Planning Commission Study Session

**TO:** PLANNING COMMISSION

**FROM:** SYDNEY BETHEL, PLANNER II *SB*  
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

**THROUGH:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*  
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE:** SEPTEMBER 2, 2020

**SUBJECT:** DR20-94, SPEEDWAY CONVENIENCE STORE  
UP20-26, SPEEDWAY CONVENIENCE-FUEL DISPENSING  
UP20-27, SPEEDWAY CONVENIENCE-24 HOUR OPERATION  
UP20-28, SPEEDWAY CONVENIENCE-LIMITED SERVICE RESTAURANT

**STRATEGIC INITIATIVE:** Exceptional Built Environment

Allow for the development of a commercial center to provide commercial services to the community.

### REQUEST

**DR20-94 SPEEDWAY CONVENIENCE:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.9 acres, generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC).

**UP20-26 SPEEDWAY CONVENIENCE - FUEL DISPENSING:** Request to approve a Conditional Use Permit to allow a Fueling Facility on approx. 3.9 acres located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.

**UP20-27 SPEEDWAY CONVENIENCE - 24-HOURS OPERATION:** Request to approve a Conditional Use Permit to allow increased hours of operation on approx. 3.9 acres located

at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.

**UP20-28 SPEEDWAY CONVENIENCE - LIMITED SERVICE RESTAURANT:** Request to approve a Conditional Use Permit to allow Restaurants, Limited Service on approx. 3.9 acres located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.

### **RECOMMENDED MOTION**

Request for input only. No motion required.

### **APPLICANT**

Company: Hunter Engineering, Inc.  
Name: Michael Buschbacher II, AICP  
Address: 10450 N. 74<sup>th</sup> St. #200  
Scottsdale, AZ 85258  
Phone: (480) 991-3985  
Email: mbuschbacher@hunterengineeringpc.com

### **OWNER**

Name: Ned Barnes  
Address: 1332 Main St., Suite 225  
Columbia, SC 29201  
Phone: (803) 254-0350  
Email: ned@croslanbarnesgroup.com

### **BACKGROUND/DISCUSSION**

#### **History**

<b>Date</b>	<b>Description</b>
<i>February 15, 2005</i>	Town Council adopted Annexation(A04-07), Ordinance No. 1627, annexing 12.47 acres.
<i>February 15, 2005</i>	Town Council adopted Resolution No.2568 in case GP04-07, reclassifying 6 acres from Residential>2-3.5 DU/Acre to Neighborhood Office (NO).
<i>February 15, 2005</i>	Town Council adopted Ordinance No. 1634 in case Z04-11, rezoning 12.47 acres from Agricultural (AG) and R-43 (County) to Neighborhood Office (NO) and Neighborhood Commercial (NC).
<i>March 9, 2006</i>	Design Review Board approved Lindsay Groves DR05-88, for an office development and future commercial development.

#### **Overview**

The applicant is proposing two (2) stand-alone buildings which are planned to be developed in two (2) phases. Phase I includes a 4,608 sf convenience store and fueling facility which is intended to be a Speedway gas station and the second phase contains a 3,083 sf quick service restaurant with a drive-through. The subject site is located at the southwest corner of Lindsay and Germann Roads and is approximately 3.92 acres. The site was originally a part of a master site plan, Lindsay Groves (DR05-88), which encompassed the site and the office development to the south. The office development to the south, Lindsay Groves Professional Plaza, was constructed around 2008 but the commercial component of the master site plan (subject site) never came to fruition.

The Design Review case is running concurrently with three (3) Conditional Use Permit (CUP) applications to allow a *Fueling Facility, 24-Hour Operations* (for the Fueling Facility), and *Restaurants, Limited Service* in the Neighborhood Commercial (NC) zoning district.

#### Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	C-3 (County)	Germann Road then Vacant
South	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Lindsay Groves Professional Plaza
East	Residential>3.5-5	Single Family-6 (SF-6) with PAD overlay	Lindsay Road then Central Christian Church
West	Utility/Transportation Corridor (U/TC)	Public Facilities/Institutional (PF/I)	Eastern Canal
Site	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Vacant

#### Project Data Table

Site Development Regulations	Required per LDC	Proposed
Building Area	-	4,608 sf (Convenience Store) 3,083 sf (Quick Service Restaurant)
Maximum Building Height (ft.)/(Stories)	25'/1 Story	23'-6"/1 Story
Minimum Building Setback (ft.)		
Front	20'	20'
Side (Street)	15'	15'
Side (Non-residential)	10'	10'
Rear (Non-residential)	15'	15'
Separation Between Buildings (ft.) Single Story	10'	187'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Street)	15'	15'
Side (Non-residential)	10'	10'
Rear (Non-residential)	15'	15'
Landscaping (% of net lot area)	15%	34.9%
Off-Street Parking and Loading	1 space/100sf of convenience retail	46 Spaces Provided (Fueling Facility)

	sales, plus 2 spaces per service bay = <b>46 Spaces Required</b> 1 space/100sf; plus 1 space/ 400sf of outdoor dining area = <b>31 Spaces Required</b> <b>77 Spaces Required Total</b>	<b>31 Spaces Provided</b> (Quick Service Restaurant)  <b>77 Spaces Provided Total</b>
Bicycle Parking	1 space for every 10 required vehicle parking spaces <b>8 Stalls Required</b>	None provided in 1 <sup>st</sup> Review

## **DISCUSSION**

The project includes three (3) Conditional Use Permit (CUP) applications and a Design Review application. All four (4) applications are being reviewed concurrently. The primary focus of the study session discussion is on the proposed elevations for the subject site and the proposed uses being requested through the CUPs.

The project recently completed first review and the applicant has reviewed the comments. Additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

### **Conditional Use Permit**

The applicant is requesting three (3) Conditional Use Permits (CUP) to allow a *Fueling Facility, 24-Hour Operations* (for the Fueling Facility), and *Restaurants, Limited Service* in the Neighborhood Commercial (NC) zoning district. Per the proposed Design Review submittal, the applicant is proposing a combination of all three (3) uses on the subject site, prompting the request for multiple CUPs. In Attachments 11,12, and 13 the applicant provides in-depth details on the specific CUP requests and their efforts to mitigate possible impacts that may arise.

The Land Development Code (LDC) Article 6.1 Use Definitions provides the following descriptions for the proposed uses of *Fueling Facility* and *Restaurant Limited Service*:

**Fueling Facility.** A facility for the retail sale of vehicle fuel. Incidental uses may include convenience retail sales less than 1000 square feet, an Automated or Self-Service Car Wash, Light Vehicle Services and Alternative Fueling Facilities.

**Restaurants, Limited Service.** Eating and Drinking Establishments providing food prepared on-site, sold to patrons who pay before eating. Food and beverages may be consumed on the premises, taken out, or delivered. No table service is provided. This classification includes cafeterias, cafes, fast-food outlets, pizzerias, and snack bars.

In LDC 2.306.A, it states the following regarding hours of operation in the NC zoning district:

*Hours of Operation.* In the NC District, the hours that a business may be open to the



public are limited to between 6:00 a.m. and 11:00 p.m. Increased hours of operation may be permitted with approval of a Conditional Use Permit to ensure that there will be no significant adverse impact on the nearby uses.

The applicant has requested a CUP to amend the hours of operation for the proposed fueling facility from 6am to 11pm to 24 hours (continuous operation).

To approve a Conditional Use Permit, the Planning Commission must find that all four Findings of Fact, identified under LDC Section 5.403, have been met. The required Findings of Fact are as follows:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.
2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.
3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The three (3) CUPs are being concurrently reviewed with the Design Review application. The aforementioned CUPs must be approved by the Planning Commission prior to approval of the Design Review application.

### **Site**

The applicant is proposing to develop the 3.92 acre site in two (2) phases. The first phase will contain the 4,608 sf convenience store and fueling facility located on the northern portion of the site along with all the major site improvements including the perimeter and street frontage landscaping, access drives, internal drive aisles, and the parking for the gas station. The second phase will encompass a 3,083 sf quick service restaurant with a drive-through and the improvements associated with that pad including required parking and landscaping. *The limits of construction have not been clearly defined on the site plan in the first submittal, this has been requested to be clarified during the first review.*

There are two (2) points of access proposed for the site, the first being off Germann Road and the second off Lindsay Road which is existing and utilized by the existing office development to the south. The subject site and existing office development will be connected and will continue to share access off Lindsay Road. A pedestrian connection has been provided from the convenience store to the Germann Road ROW and from the quick service restaurant to the Lindsay Road ROW.

### **Landscape**

A total of 34.9% of the net area is landscaped, which exceeds the required landscaping percentage for the site. A majority of the landscaping will be completed with phase I; this includes perimeter and street frontage landscaping along with foundation and parking lot landscaping for the gas station. There are eight (8) different tree types proposed ranging from 24" to 36" box, they include: Mulga, Desert Willow, Sissoo, Texas Ebony, Ironwood, Blue Palo Verde, Heritage Live Oak, and Evergreen Elm. A diverse variety of shrub, accent, and ground cover plants have been proposed. The plants proposed generally reflect a natural desert palette that is similar to the existing development to the south.

### **Grading and Drainage**

The applicant is proposing primarily above ground retention with the basins located along the street frontage and on the west side of the site in a proposed landscape area. There are currently outstanding comments with the Engineering Division that will be required to be addressed in subsequent reviews. The proposed grading and drainage plan will generally meet the requirements of the Town of Gilbert's Engineering Division once all review comments have been addressed.

### **Elevations, Colors and Materials**

Elevations included are only for phase I (gas station) the elevations for phase II (quick service restaurant) will be reviewed in a separate submittal at a later date. The building proposed for the gas station is approximately 23'-6" in height. The primary building material is stucco in a tan color, French Toast. The accent materials proposed include metal in a bronze finish and fiber cement panel in a grey finish, Vintage Ash.

Per the applicant, the development draws inspiration from the existing office development to the south and is intended to be a modern, clean design that complements surrounding existing developments while also reflecting the Speedway brand. The base of the building includes the stucco in a tan finish with the cement fiber board utilized as a modern arch, projecting above the roofline, on the front and side elevations. The metal in a bronze finish is primarily used on the top of the building as an accent feature that screens the roof-mounted mechanical equipment. *During the first review staff made the following comments regarding the elevations: it was recommended to add the cement fiber board to the rear elevation to enhance the elevation and to consider changing the colors and material on the fueling canopy to better match the building.*

### **Signage**

Signage is not included in this approval. The signage presently shown in the plans is for reference only. Administrative Design Review approval is required prior to permitting.

### **PUBLIC NOTIFICATION AND INPUT**

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

**REQUESTED INPUT**

1. General site design comments;
2. General elevation feedback; and
3. Input on the request CUPs.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sydney Bethel", with a stylized, cursive script.

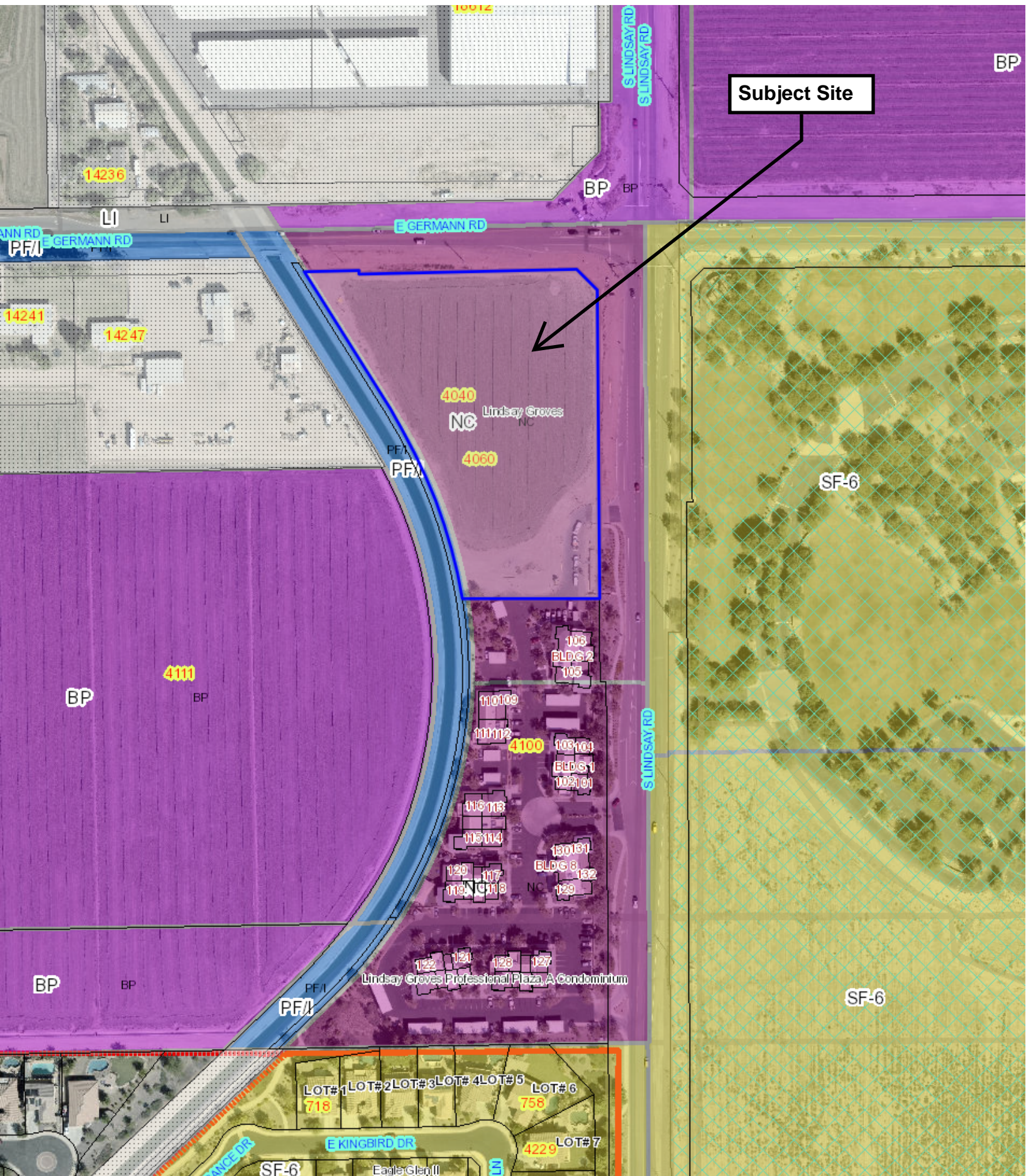
Sydney Bethel

**Attachments and Enclosures:**

- 1) Aerial Photo
- 2) Site Plan
- 3) Landscape
- 4) Grading and Drainage
- 5) Elevations
- 6) Colors and Materials
- 7) Floor Plans
- 8) Lighting
- 9) Applicant's Narrative- Design Review
- 10) Applicant's Narrative- Condition Use Permit (Fuel Dispensing)
- 11) Applicant's Narrative- Condition Use Permit (24 Hour Operation)
- 12) Applicant's Narrative- Condition Use Permit (Limited Service Restaurant)

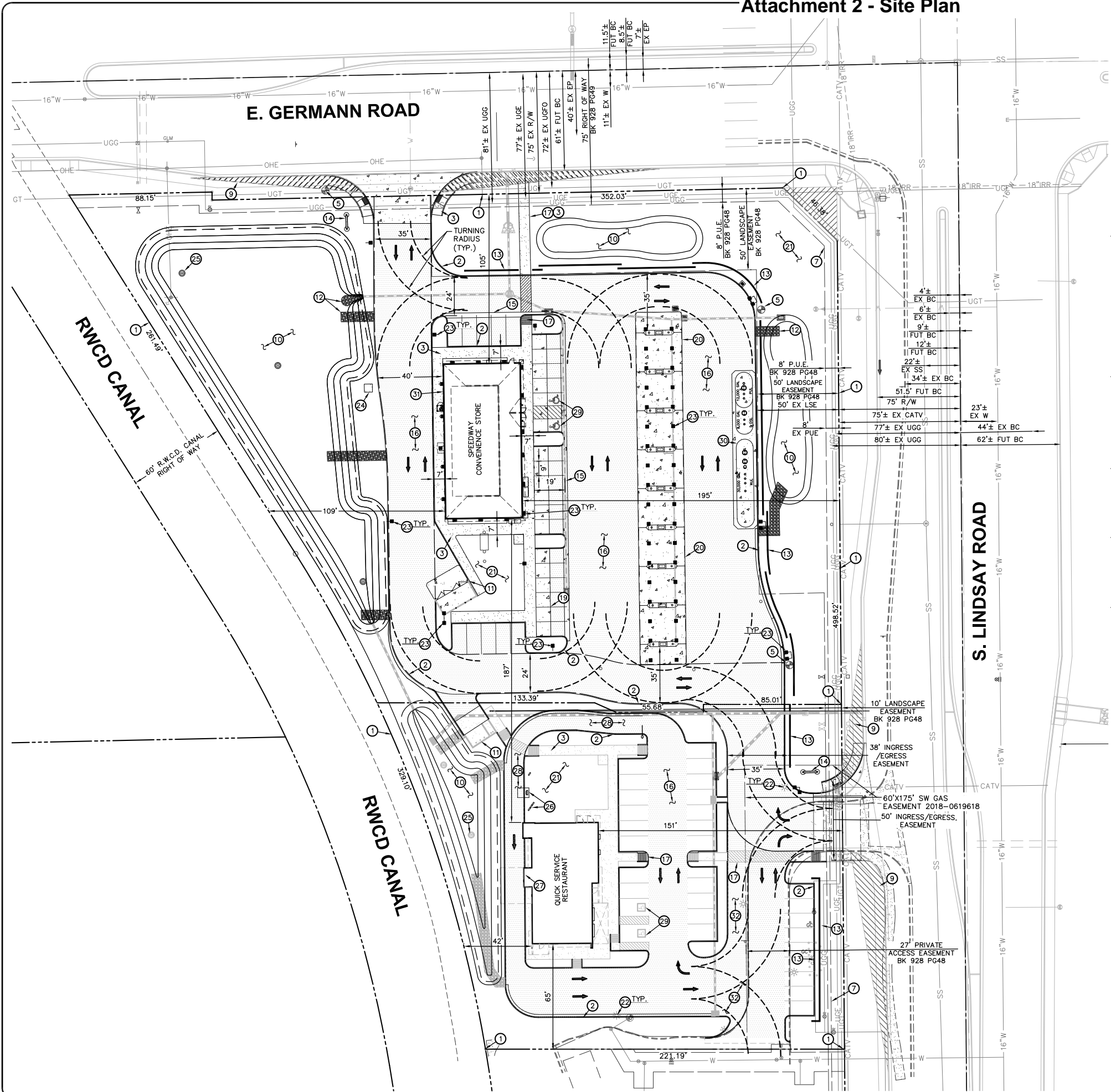


DR20-94, UP20-26, UP20-27, UP20-28 Speedway Convenience Store  
Attachment 1 - Aerial Photo





DR20-94, UP20-26, UP20-27, UP20-28 Speedway Convenience Store  
Attachment 2 - Site Plan



SITE DATA TABLE

PROJECT ADDRESS: NOT YET ASSIGNED	
LEGAL DESCRIPTION: A PORTION OF LOTS 1 OF "REPLAT" OF TRACT C OF STAPLEY" ACCORDING TO BOOK 1148 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY.	
PROJECT DESCRIPTION: PROPOSED SPEEDWAY CONVENIENCE STORE WITH GAS AND QUICK SERVICE RESTAURANT.	
APN: 304-56-923	
SITE AREA (GROSS):	254,479 SQ. FT. (5.84 AC)
SITE AREA (NET):	170,825 SQ. FT. (3.92 AC)
EXISTING ZONING:	NC
PROPOSED ZONING:	NC
ADJACENT ZONING WEST:	BP & COUNTY
ADJACENT ZONING SOUTH:	NC
ADJACENT ZONING EAST:	SF-D
ADJACENT ZONING NORTH:	COUNTY

PROPOSED USE

PROPOSED USE: CONVENIENCE STORE WITH GAS	PROPOSED USE: QUICK SERVICE RESTAURANT
CONSTRUCTION TYPE: V-B	CONSTRUCTION TYPE: V-B
OCCUPANCY: 62	OCCUPANCY: UNKNOWN
BUILDING HEIGHT: 22'	BUILDING HEIGHT: UNKNOWN
BUILDING AREA: 4,608 SQ. FT.	BUILDING AREA: 3,083 SQ. FT.
LOT COVERAGE: 3.9%	LOT COVERAGE: 1.8%
MIN. LANDSCAPE: 15%	MIN. LANDSCAPE: 15%

PARKING

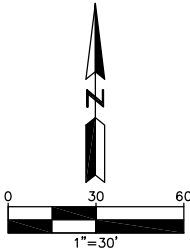
PARKING (RETAIL SERVICE STATION):	PARKING (QUICK SERVICE RESTAURANT):
SPACES REQUIRED: 46	SPACES REQUIRED: 31
SPACES PROVIDED: 46	SPACES PROVIDED: 31
PARKING RATIO: 1 SPACE PER 100 SQ.FT.	PARKING RATIO: 1 SPACE PER 100 SQ.FT.

SETBACKS

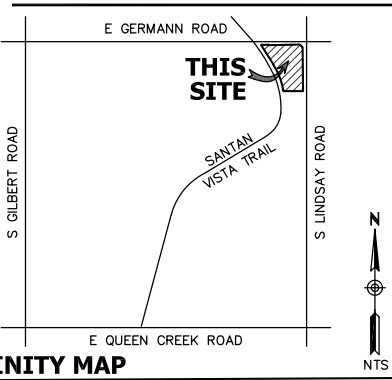
BUILDING SETBACKS(BOTH BUILDINGS):	LANDSCAPE SETBACKS(BOTH BUILDINGS):
FRONT SETBACK: 20'	FRONT SETBACK: 50' ARTERIAL
SIDE SETBACK: 15'	
REAR SETBACK: 15'	

KEYNOTES

- PROPERTY LINE
- CONCRETE CURB
- CONCRETE SIDEWALK
- EASEMENT
- FIRE HYDRANT
- PROPOSED WATER LINE(DOMESTIC)
- PUE
- ROW
- SIGHT LINE TRIANGLE-PER C.O.G. DESIGN STANDARDS, PER FIGURE 212
- RETENTION BASIN
- REFUSE ENCLOSURE
- RIP-RAP DRAINAGE
- SCREEN WALL
- TENANT SIGN
- VALLEY GUTTER
- ASPHALT PAVING
- ACCESSIBLE ROUTE
- EXISTING GAS
- CONCRETE APRON
- FUEL CANOPY
- LANDSCAPE AREA
- EXISTING LIGHT TO BE RELOCATED
- SITE LIGHTING - CREE INC. 15' POLE MOUNTED
- TRANSFORMER
- DRY WELLS
- MENU BOARD & CALL BOX
- DRIVE THRU WINDOW
- DRIVE THRU QUEUING AREA
- ACCESSIBLE PARKING
- UNDERGROUND FUEL TANKS
- FIRE RISER ROOM LOCATION
- CONDITION - TEMPORARY CURBS TO BE REMOVED & DRIVE EXPANDED WHEN Q.S.R. IS DEVELOPED



VICINITY MAP



**HUNTER**  
ENGINEERING  
CIVIL AND SURVEY  
10450 NORTH 74TH STREET,  
SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



PRELIMINARY SITE PLAN  
FOR  
SPEEDWAY - 101195 & Q.S.R.  
763 E. GERMANN RD.  
GILBERT, ARIZONA



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:  
SPEEDWAY

HE. NO.: BARN005  
SCALE: 1"=30'

SHEET:  
EXH-1
















































DR20-94, UP20-26, UP20-27, UP20-28 Speedway Convenience Store  
Attachment 3 - Landscape



KEY NOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB (SEE CIVIL PLAN)
- 3 CONCRETE SIDEWALK (SEE CIVIL PLAN)
- 4 DECOMPOSED GRANITE; TYP, ALL PLANTING AREAS
- 5 FIRE HYDRANT (SEE CIVIL PLAN)
- 6 LIGHT POLE (SEE ELECTRICAL PLAN)
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE; PER GILBERT STANDARD DETAIL GIL-212
- 10 RETENTION BASIN (SEE CIVIL PLAN)
- 11 PAVEMENT (ASPHALT, PER CIVIL PLAN)
- 12 RIP-RAP DRAINAGE (SEE CIVIL PLAN)
- 13 REFUSE ENCLOSURE (SEE CIVIL AND ARCHITECTURAL PLANS)
- 14 TRANSFORMER (SEE UTILITIES PLAN)
- 15 VALLEY GUTTER (SEE CIVIL PLAN)
- 16 SIGNAGE (SEE ARCHITECTURAL AND CIVIL PLANS)
- 17 PARKING SCREEN WALL (SEE ARCHITECTURAL AND CIVIL PLANS)

PLANTING LEGEND

Trees	Size	Qty.	Caliper
 Acacia aneura	24" box	16	0.75"-1.25"
 Mulga	36" box	14	1.5"-2.0"
 Chilopsis linearis 'Art's Seedless' 24" box	24" box	3	1.0"-1.5"
 Desert Willow	36" box	4	1.75"-2.25"
 Dalbergia sissoo	24" box	6	1.0"-1.5"
 Sissoo	36" box	7	1.75"-2.25"
 Ebenopsis ebano	24" box	7	1.0"-1.5"
 Texas Ebony	36" box	9	1.75"-2.25"
 Olneya tesota	15 gal.	10	2.0"-3.0"
 Ironwood	24" box	10	1.0"-1.5"
 Parkinsonia florida	36" box	7	1.75"-2.25"
 Blue Palo Verde	24" box	8	1.0"-1.5"
 Quercus virginiana 'Heritage'	36" box	3	1.75"-2.5"
 Heritage Live Oak	24" box	5	1.0"-1.5"
 Ulmus parvifolia 'True Green'	36" box	7	1.75"-2.5"
 Evergreen Elm			
Shrubs			
 Ambrosia deltoidea	5 gal.	235	
 Bursage			
 Baccharis 'Thompson'	5 gal.	41	
 Thompson			
 Callistemon citrinus 'Little John'	5 gal.	46	
 Bush Bottlebrush			
 Carissa grandiflora	1 gal.	79	
 Natal Plum			
 Celtis pallida	5 gal.	6	
 Desert Hackberry			
 Cordia parvifolia	5 gal.	25	
 Little Leaf Cordia			
 Eremophila hygrophana 'Blue Bells'	5 gal.	33	
 Blue Bells			
 Hymenoxys acaulis	1 gal.	59	
 Angelita Daisy			
 Larrea tridentata	5 gal.	48	
 Creosote Bush			
 Plumbago auriculata	5 gal.	9	
 Cape Plumbago			
 Simmondsia chinensis	5 gal.	32	
 Jojoba			
 Tecoma stans	5 gal.	8	
 Yellow Bells			
Accents			
 Pedilanthus macrocarpus	5 gal.	52	
 Slipper Plant			
 Yucca rigida	5 gal.	13	
 Blue Yucca			
 Opuntia violacea 'santa rita'	5 gal.	41	
Purple Prickly Pear			
Pachycereus marginatus	5 gal.	4	
Mexican Fencepost			
Ground Covers			
Baccharis x 'starn'	1 gal.	39	
Thompson			
Chrysactinia mexicana	1 gal.	33	
Damianta			
Dalea capitata 'Sierra Gold'	1 gal.	50	
Sierra Gold Dalea			
Lantana camera 'New Gold'	1 gal.	100	
New Gold Lantana			
Penstemon parryi	1 gal.	24	
Parry's Penstemon			
Teucrium chamaedrys 'prostratum'	1 gal.	37	
Prostrate Germander			
Verbena pulchella	1 gal.	22	
Moss Verbena			

NO.	DATE	REVISION	BY

DESIGN BY: ALH  
DRAWN BY: PR  
CHECKED BY: ALH

**HUNTER**  
ENGINEERING  
CIVIL AND SURVEY  
10450 NORTH 74TH STREET,  
SUITE 200  
SCOTTSDALE, AZ 85258  
F 480 991 3986



**PLANTING PLAN**  
**SPEEDWAY - 101195 & Q.S.R.**  
**763 E. GERMANN RD.**  
**GILBERT, ARIZONA**

CONTACT ARIZONA BILT AT LEAST 2 FULL  
WORKING DAYS BEFORE YOU BEGIN EXCAVATION  
**AR ZONA811**  
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE  
NOT APPROVED FOR  
CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY.

**PROJECT NAME:**  
**SPEEDWAY**

HE NO.: BARN005  
SCALE: 1"=30'

SHEET:  
**L1.1**



# SPEEDWAY - 101195 & Q.S.R.

763 E. GERMANN RD.  
GILBERT, ARIZONA

## CONCEPTUAL LANDSCAPE PLAN

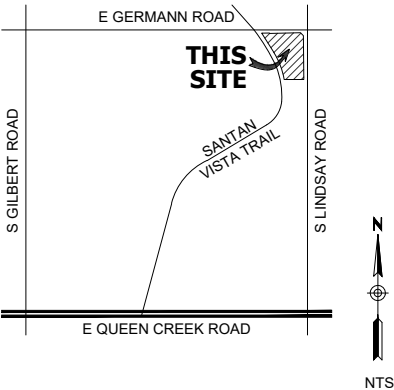
### LANDSCAPE CALCULATIONS

LANDSCAPE DATA:	SQ. FT	NOTES
SITE AREA (Gross)	254,479	5.84 ACRES
SITE AREA (Net)	170,825	3.92 ACRES
TOTAL BUILDNG AREA, both buildings	7,691	3.02% % of total site area
TOTAL LANDSCAPE AREA (excluding Sidewalks)	88,812	34.90% % of total site area
TURF AREA (Not allowed in ROW)	0	0% % of total landscape area
SHRUB/GROUND COVER COVERAGE. Shrubs and groundcovers shall be planted to cover a minimum of 25% of the landscape area. Shrub average: 6' x 6' = 36 sf, groundcover average: 3' x 3' = 9 sf	22,203	25% % of total landscape area
INORGANIC / GRANITE (3/4" screened, 2" min depth, Color: Madison Gold)	88,812	% of total landscape area (d.g... to extend under all plantings)

### MINIMUM PLANTING DATA:

PLANTS	MIN. PLANT SIZES	PLANT TOTAL CALC.	TOTALS
<b>ARTERIAL AND COLLECTOR STREET ROW</b> ARTICLE 4.3, M.1-4			
15 Gal Trees (50% streetscape trees in District 13 are Blue Palo Verde & Evergreen Elm)	(Min tree height = 6', min caliper .75" 4 inches above soil line)	Min: .5 tree /25 l.f.. (streetscape length is 960')	19
24" Box Trees (50% streetscape trees shall also be Blue Palo Verde & Evergreen Elm)	10' H x 8' W - 2" Caliper	Min: .5 tree / 25 l.f..	19
5 Gal Shrubs (Min. 3 shrubs/tree, and must also meet 25% of landscape area in streetscape) (Std. size 5' dia.=25 sf/plant)	100%, Min	3 shrubs / tree	114
1 Gal Ground cover (Std. size 3' dia. = 9 sf/plant)	100%, Min	Shrubs and vegetative groundcovers shall be planted to cover a minimum 25% of the landscape area in 16,400 sf ROW Landscape = 4,100sf coverage.	140
<b>SIDE AND REAR PERIMETER AREAS</b> ARTICLE 4.3, TABLE 4.303			
15 Gal Trees	Ave 8' H x 4' W - 1.25" Cal (Min tree height = 6')	1.5 / 1,000 S.F.	22
24" Box Trees (Different tree types require up-sizing to meet minimum caliper requirements per A.N.A.)	10' H x 8' W - 2" Caliper	1.5 / 1,000 S.F.	22
5 Gal Shrubs (Std. size 5' dia.=25 sf/plant)	100%, Min	5 shrubs / 1,000 S.F.	72
1 Gal Ground cover (Std. size 3' dia. = 9 sf/plant)	100%, Min	20% of area for shrub and groundcover	120
<b>TOTAL LANDSCAPE AREA</b> ARTICLE 4.3			
15 Gal Trees	Ave 8' H x 4' W - 1.25" Cal (Min tree height = 6')		58
24" Box Trees (Different tree types require up-sizing to meet minimum caliper requirements per A.N.A.)	10' H x 8' W - 2" Caliper		58
5 Gal Shrubs (Std. size 5' dia.=25 sf/plant)	100%, Min	25% of area	698
1 Gal Ground cover (Std. size 3' dia. = 9 sf/plant)	100%, Min	25% of area	450

### VICINITY MAP



### EXISTING LEGEND

CENTERLINE	---	FLOWLINE	---
RIGHT OF WAY	---	GRADE BREAK	---
PROPERTY LINE	---	CONTOUR	---
EASEMENT	---	STORM PIPE	---
PROPOSED FLOW ARROW	→	CATCH BASIN	---
EXISTING FLOW ARROW	→	MAXWELL PLUS DRYWELL	---
PROPOSED SPOT ELEVATION	●	TAPPING SLEEVE	---
SEWER MANHOLE	○	FIRE DEPARTMENT CONNECTION	---
SEWER CLEANOUT	○	BACKFLOW PREVENTOR	---
		WATER METER	---
		FIRE HYDRANT	---
		HEADWALL	---
		STORM DRAIN MANHOLE	---

### PROJECT TEAM

DICIPLINE	CONTACT INFORMATION
OWNER / DEVELOPER	<b>SPEEDWAY</b> 500 SPEEDWAY DRIVE ENON, OHIO 45323 PHONE: (937)864-3000
LANDSCAPE ARCHITECT	<b>HUNTER ENGINEERING, INC.</b> 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480)991-3985 CONTACT: AUDIE HENNINGTON EMAIL:AHENNINGTON@HUNTERENGINEERINGPC.COM
ENGINEER	<b>HUNTER ENGINEERING, INC.</b> 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480)991-3985 CONTACT: JORGE ORTIZ EMAIL:JORTIZ@HUNTERENGINEERINGPC.COM

### SHEET INDEX

SHEET #	SHEET	DESCRIPTION
1	L0.1	COVER SHEET
2	L1.1	PLANTING PLAN

NO.	DATE	REVISION	BY

PURPOSE:  
1ST CONCEPTUAL SUBMITTAL

DESIGN BY: ALH  
DRAWN BY: PR  
CHECKED BY: ALH

**HUNTER**  
ENGINEERING  
CIVIL AND SURVEY

10450 NORTH 74TH STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



**COVER SHEET**

**SPEEDWAY - 101195 & Q.S.R.**  
**763 E. GERMANN RD.**  
**GILBERT, ARIZONA**



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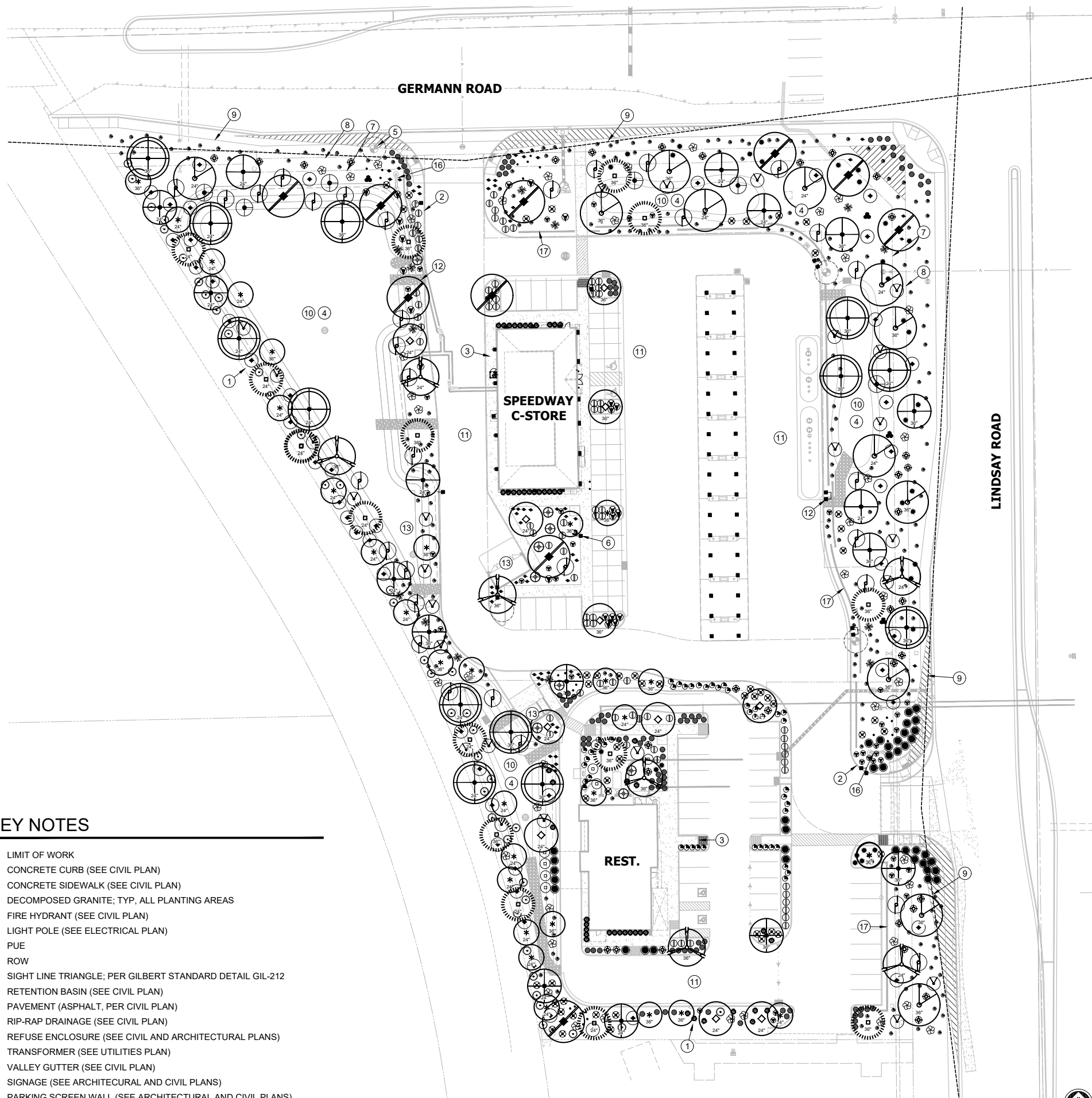
PROJECT NAME:  
**SPEEDWAY**

HE NO.: BARN005  
SCALE: NTS

SHEET:  
**L0.1**

KEY NOTES

- 1 LIMIT OF WORK  
2 CONCRETE CURB (SEE CIVIL PLAN)  
3 CONCRETE SIDEWALK (SEE CIVIL PLAN)  
4 DECOMPOSED GRANITE; TYP, ALL PLANTING AREAS  
5 FIRE HYDRANT (SEE CIVIL PLAN)  
6 LIGHT POLE (SEE ELECTRICAL PLAN)  
7 PUE  
8 ROW  
9 SIGHT LINE TRIANGLE; PER GILBERT STANDARD DETAIL GIL-212  
10 RETENTION BASIN (SEE CIVIL PLAN)  
11 PAVEMENT (ASPHALT, PER CIVIL PLAN)  
12 RIP-RAP DRAINAGE (SEE CIVIL PLAN)  
13 REFUSE ENCLOSURE (SEE CIVIL AND ARCHITECTURAL PLANS)  
14 TRANSFORMER (SEE UTILITIES PLAN)  
15 VALLEY GUTTER (SEE CIVIL PLAN)  
16 SIGNAGE (SEE ARCHITECTURAL AND CIVIL PLANS)  
17 PARKING SCREEN WALL (SEE ARCHITECTURAL AND CIVIL PLANS)



PLANTING LEGEND

Trees	Size	Qty.	Caliper
Acacia aneura Mulga	24" box	16	0.75"-1.25"
Acacia aneura Mulga	36" box	14	1.5"-2.0"
Chilopsis linearis 'Art's Seedless' Desert Willow	24" box	3	1.0"-1.5"
Chilopsis linearis 'Art's Seedless' Desert Willow	36" box	4	1.75"-2.25"
Dalbergia sissoo Sissoo	24" box	6	1.0"-1.5"
Dalbergia sissoo Sissoo	36" box	7	1.75"-2.25"
Ebenopsis ebano Texas Ebony	24" box	7	1.0"-1.5"
Ebenopsis ebano Texas Ebony	36" box	9	1.75"-2.25"
Olneya tesota Ironwood	15 gal.	10	2.0"-3.0"
Parkinsonia florida Blue Palo Verde	24" box	10	1.0"-1.5"
Parkinsonia florida Blue Palo Verde	36" box	7	1.75"-2.25"
Quercus virginiana 'Heritage' Heritage Live Oak	24" box	8	1.0"-1.5"
Quercus virginiana 'Heritage' Heritage Live Oak	36" box	3	1.75"-2.5"
Ulmus parvifolia 'True Green' Evergreen Elm	24" box	5	1.0"-1.5"
Ulmus parvifolia 'True Green' Evergreen Elm	36" box	7	1.75"-2.5"
Shrubs	Size	Qty.	
Ambrosia deltoidea Bursage	5 gal.	235	
Baccharis 'Thompson' Thompson	5 gal.	41	
Callistemon citrinus 'Little John' Bush Bottlebrush	5 gal.	46	
Carissa grandiflora Natal Plum	1 gal.	79	
Celtis pallida Desert Hackberry	5 gal.	6	
Cordia parvifolia Little Leaf Cordia	5 gal.	25	
Eremophila hygrophana 'Blue Bells' Blue Bells	5 gal.	33	
Hymenoxys acaulis Angelita Daisy	1 gal.	59	
Larrea tridentata Creosote Bush	5 gal.	48	
Plumbago auriculata Cape Plumbago	5 gal.	9	
Simmondsia chinensis Jojoba	5 gal.	32	
Tecoma stans Yellow Bells	5 gal.	8	
Accents	Size	Qty.	
Pedilanthus macrocarpus Slipper Plant	5 gal.	52	
Yucca rigida Blue Yucca	5 gal.	13	
Opuntia violacea 'santa rita' Purple Prickly Pear	5 gal.	41	
Pachycereus marginatus Mexican Fencepost	5 gal.	4	
Ground Covers	Size	Qty.	
Baccharis x 'starn' Thompson	1 gal.	39	
Chrysactinia mexicana Damianita	1 gal.	33	
Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.	50	
Lantana camera 'New Gold' New Gold Lantana	1 gal.	100	
Penstemon parryi Parry's Penstemon	1 gal.	24	
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	37	
Verbena pulchella Moss Verbena	1 gal.	22	

BY:   
REVISION:   
NO.   
DATE:   
DESIGN BY: ALH   
DRAWN BY: PR   
CHECKED BY: ALH

1ST CONCEPTUAL SUBMITTAL

HUNTER   
ENGINEERING   
10450 NORTH 74TH STREET, SUITE 200   
SCOTTSDALE, AZ 85258   
T 480 991 3985   
F 480 991 3986

REGISTERED LANDSCAPE ARCHITECT   
CERTIFICATE NO. 22396   
AUDIE L. HENNINGTON   
D.C. 51048-22-560   
ARIZONA, U.S.A.   
Audie L. Hennington

PLANTING PLAN   
SPEEDWAY - 101195 & Q.S.R.   
763 E. GERMANN RD.   
GILBERT, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL   
WORKING DAYS BEFORE YOU BEGIN EXCAVATION   
AR ZONAS11   
CALL 811 OR CLICK ARIZONA811.COM

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FROM THE GOVERNING   
MUNICIPALITY.

PROJECT NAME:   
SPEEDWAY

HE. NO.: BARN005   
SCALE: 1"=30'

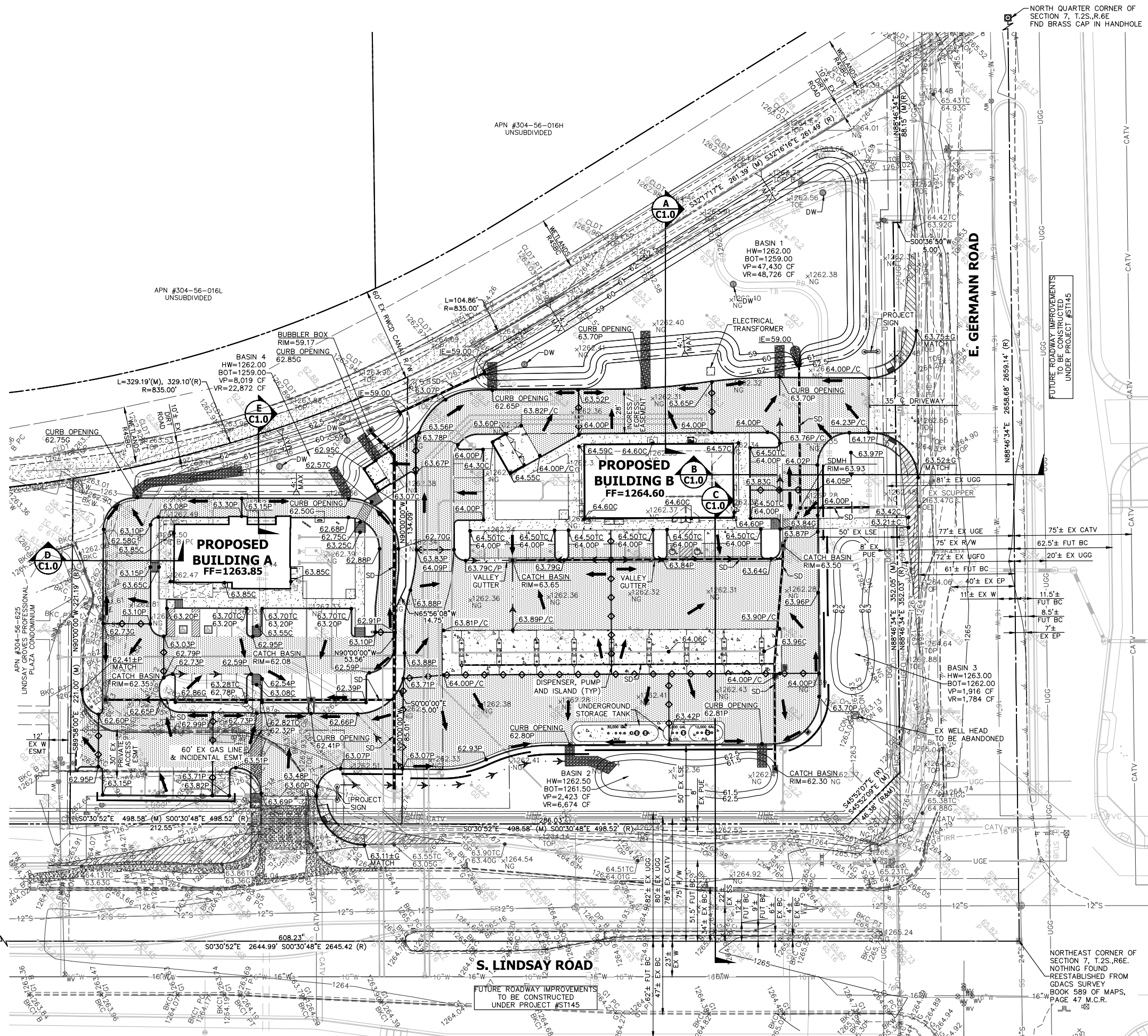
SHEET:   
L1.1

2 OF 2

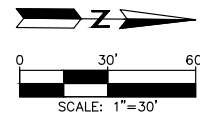


OF 3

EAST QUARTER  
CORNER  
SECTION 7, T.2S., R.6E.  
FND BRASS  
CAP IN  
HANDHOLE



**LEGEND**  
SEE SHEET C1.0



NO. DATE REVISION BY

DESIGN BY: RJM  
DRAWN BY: RJM  
CHECKED BY: JAO

**HUNTER**  
ENGINEERING  
10450 NORTH 74TH STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

36669  
JORGE A. ORTIZ

**CONCEPTUAL GRADING AND DRAINAGE PLAN  
FOR  
SPEEDWAY - 101195 & Q.S.R.  
763 E. GERMAN RD.  
GILBERT, ARIZONA**

CONTRACT ARIZONA 811 AT LEAST 2 FULL  
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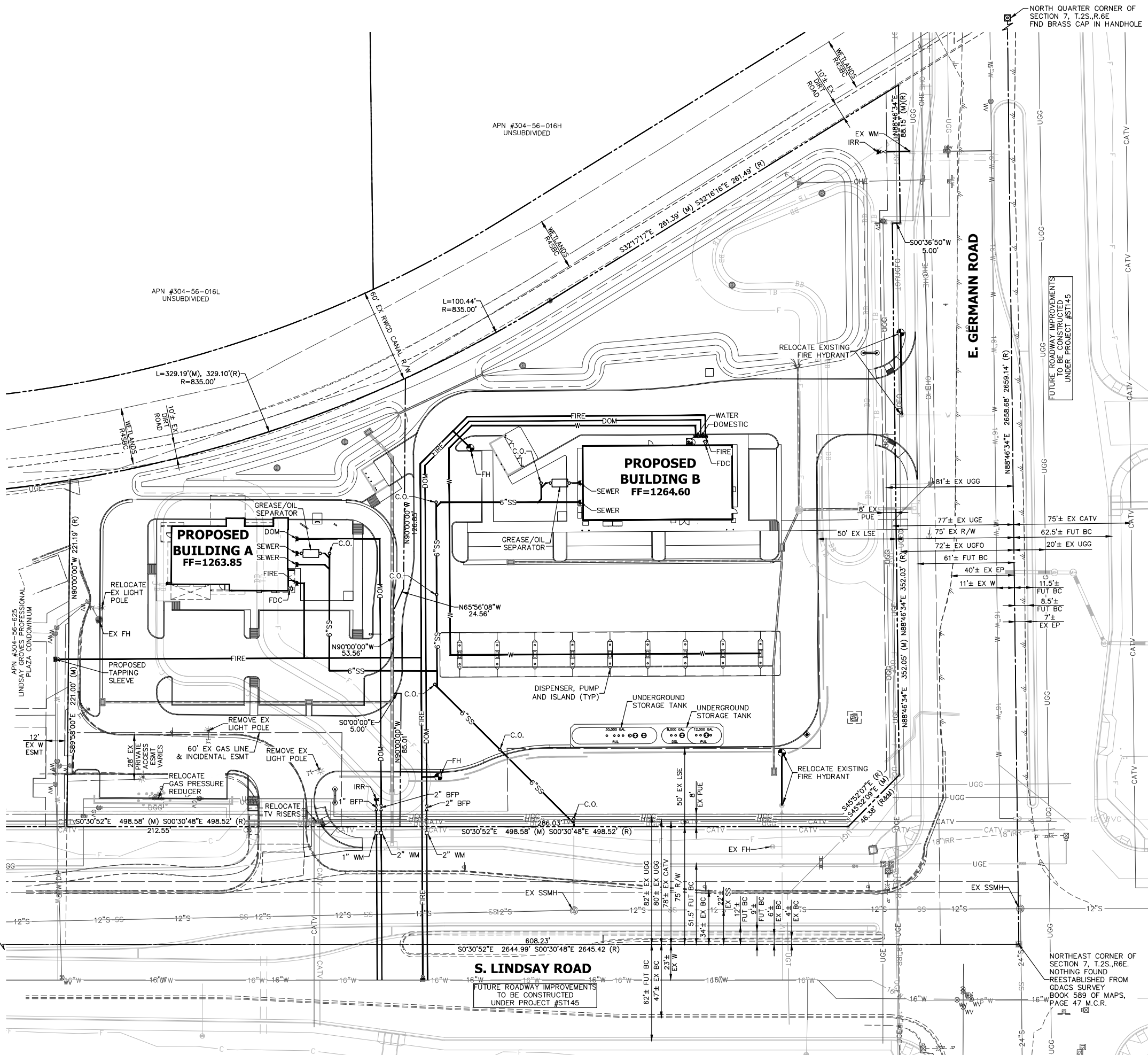
PROJECT NAME:  
**SPEEDWAY**

HE NO.: BARN005  
SCALE: 1"=30'

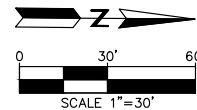
SHEET:  
**C1.1**

CONCEPTUAL UTILITY PLAN FOR SPEEDWAY - 101195 & Q.S.R. 763 E. GERMANN RD. GILBERT, ARIZONA

EAST QUARTER CORNER SECTION 7, T.2S., R.6E. FND BRASS CAP IN HANDHOLE



LEGEND  
SEE SHEET C1.0



NO.	DATE	REVISION	BY

DESIGN BY: RJM  
DRAWN BY: RJM  
CHECKED BY: JAO

**HUNTER**  
ENGINEERING  
10450 NORTH 74TH STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



**CONCEPTUAL UTILITY PLAN  
FOR  
SPEEDWAY - 101195 & Q.S.R.  
763 E. GERMANN RD.  
GILBERT, ARIZONA**



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PROJECT NAME:  
**SPEEDWAY**

HE NO.: BARN005  
SCALE: 1"=30'

SHEET:  
**C1.2**

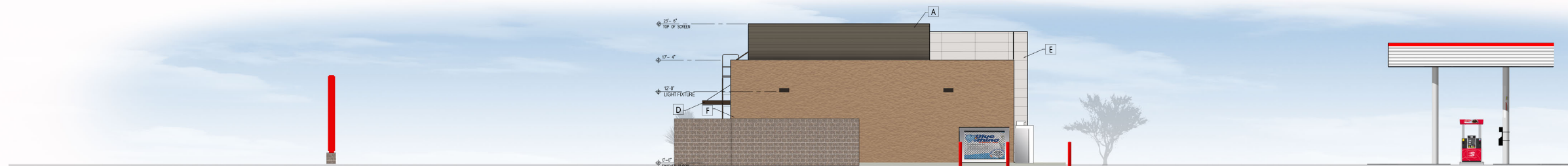




## WEST ELEVATION



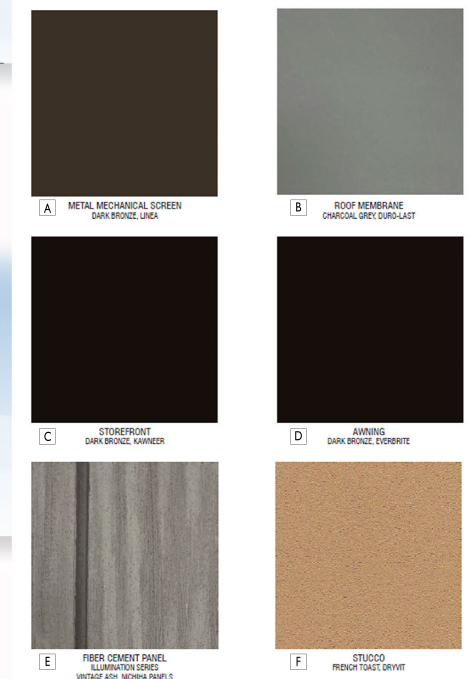
## EAST ELEVATION



## SOUTH ELEVATION



## NORTH ELEVATION



**Speedway®**

Engineering and Construction Dept.  
Enon, OH 45323


NO.		DATE	DATE	DATE
	A	MCT7310MS		

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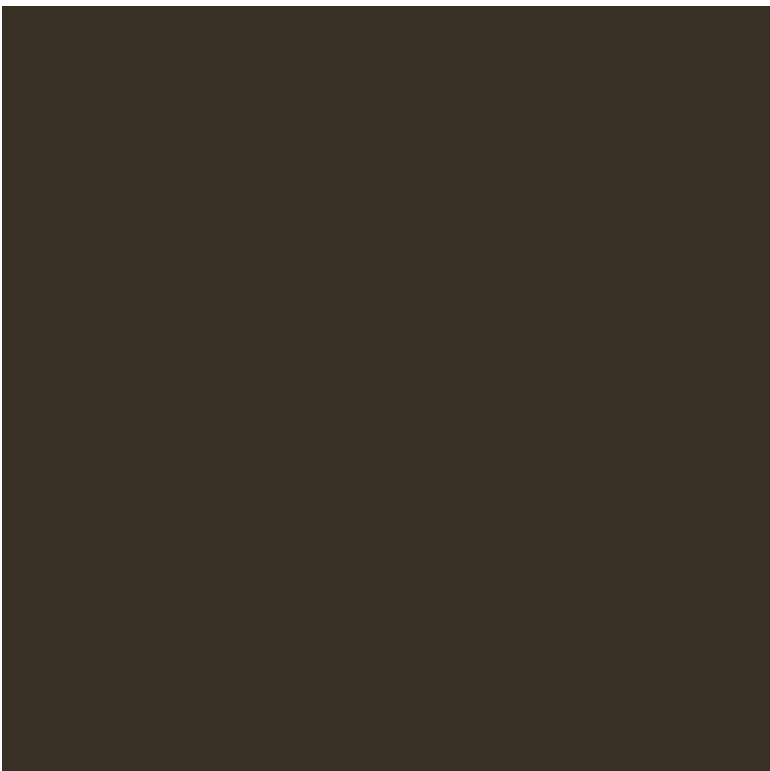
**BUILDING ELEVATION**

**NEW BUILD**

7763 EAST GERMANN ROAD  
MARICOPA COUNTY  
GILBERT, AZ

TIRE OR LDG NO.		101195
VERSION OR PROJECT ID		4600 V2
SCALE 		
DESIGN TEAM		DATE
GNR. A. WILLIS		06-23-20
MGR.		
VWR.		
RWG. NO.		101195-ELEV

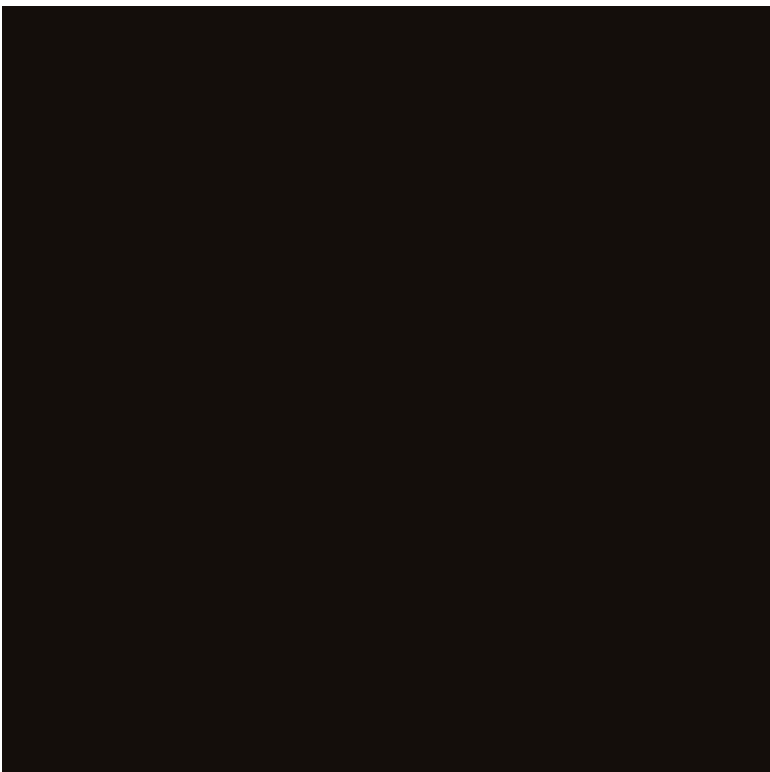




METAL MECHANICAL SCREEN  
DARK BRONZE, LINEA



ROOF MEMBRANE  
CHARCOAL GREY, DURO-LAST



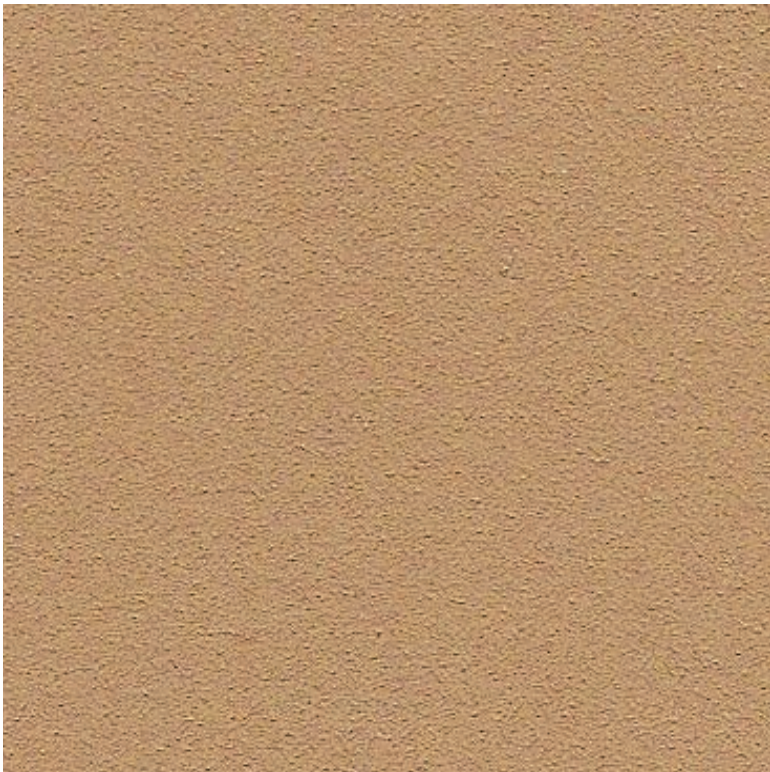
STOREFRONT  
DARK BRONZE, KAWNEER



AWNING  
DARK BRONZE, EVERBRITE



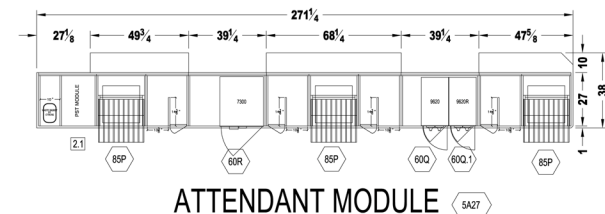
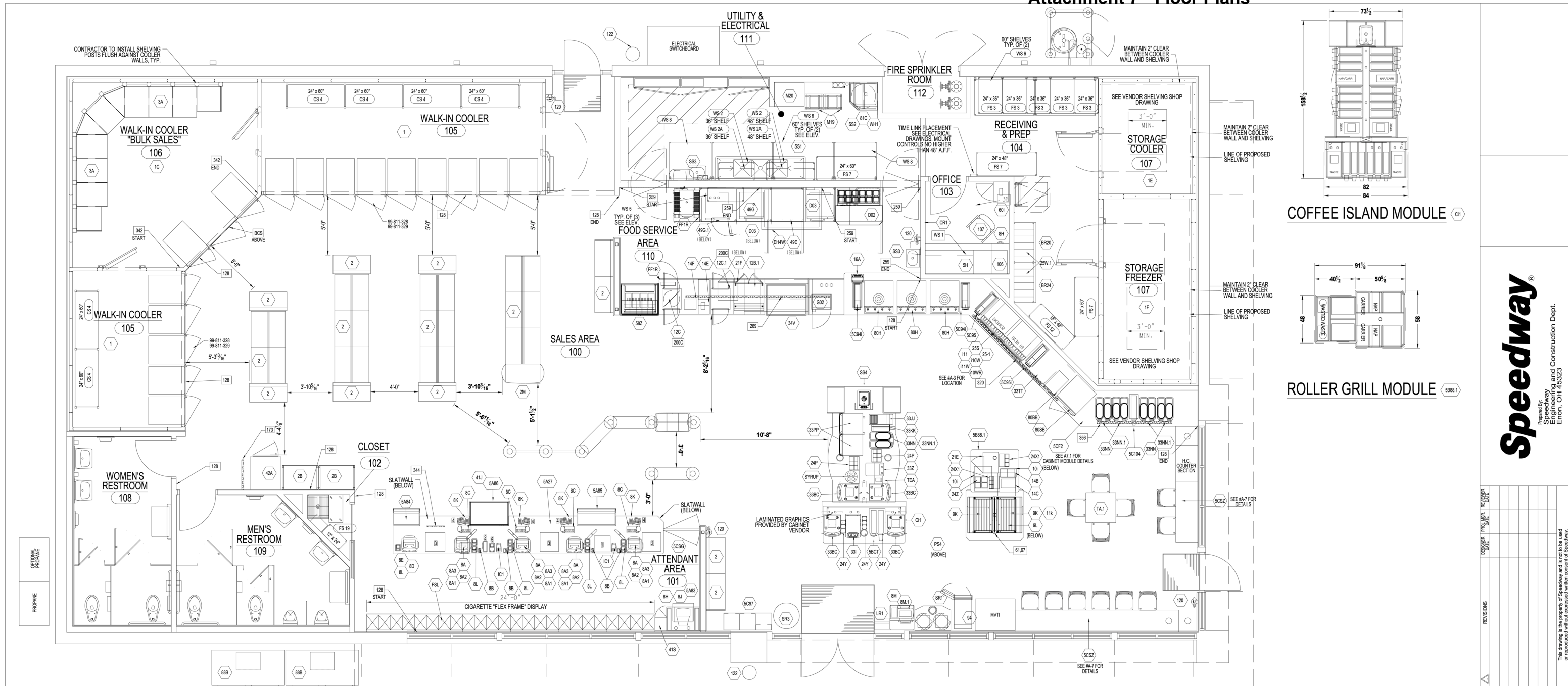
FIBER CEMENT PANEL  
ILLUMINATION SERIES  
VINTAGE ASH, NICHHA PANELS



STUCCO  
FRENCH TOAST, DRYVIT

CONCEPTUAL MATERIAL BOARD






EQUIPMENT INSTALLATION RESPONSIBILITY		ALL FINAL CONNECTIONS BY ELECTRICAL AND/OR PLUMBING CONTRACTORS IN ALL CASES)	
ITEM NO.	DESCRIPTION	RESPONSIBILITY	
		CONTRACTOR	VENDOR
11C1E1F WALK-IN COOLER	INSTALL SLEEVES & WIRING FOR EXTERIOR CIRCUITS ON ADJACENT WALLS	X	
	ERECT WALK-IN COOLER	X	
	PROVIDE ROOF AND/OR WALL PENETRATIONS REQUIRED FOR REFRIGERANT LINES	X	
	SET REMOTE CONDENSING UNIT	X	
	RUN CONDENSATE DRAIN LINE FROM EVAPORATOR COILS TO FLOOR DRAIN	X	
	RUN, SECURE & CONNECT COPPER REFRIGERANT LINES FROM EVAPORATOR COIL TO CONDENSING UNIT	X	
	START UP OF UNIT	X	
	SET POSTMIX DISPENSER, ICEMAKER, B-I-B RACK AND CARBONATORS	X	
	PROVIDE ROOF AND/OR WALL PENETRATIONS REQUIRED FOR REFRIGERANT LINES	X	
	SET REMOTE CONDENSING UNIT FOR ICEMAKER	X	
25S POSTMIX BR20/BR24 BAG-IN-BOX Z5W.1 CARBONATORS 111H1R ICE MAKER 10W110WR ICE MAKER	RUN CONDENSATE AND DRIP TRAY DRAIN LINES TO DRAIN	X	
	RUN, SECURE & CONNECT REFRIGERATION LINES FROM EVAPORATOR COIL TO CONDENSING UNIT	X	
	RUN, SECURE & CONNECT "N" CO. LINES FROM BULK TANK TO CARBONATORS	X	
	RUN, SECURE & CONNECT FILTERED WATER LINES TO ICEMAKER, CARBONATORS & POSTMIX DISPENSER	X	
	ORIENT ICE MAKER SUCH THAT SERVICEABLE PARTS ARE ACCESSIBLE	X	
	RUN, SECURE & CONNECT SYRUP LINES FROM B-I-B RACK TO POSTMIX DISPENSER	X	
	START UP OF UNITS	X	
	SET FCB DISPENSER		X
	RUN, SECURE & CONNECT "N" CO. LINES FROM BULK TANK TO CARBONATORS	X	
	RUN, SECURE & CONNECT FILTERED WATER LINE	X	
80H FCB DISPENSER	RUN, SECURE & CONNECT SYRUP LINES FROM B-I-B RACK	X	
	START UP OF UNIT		X

SHELVING CHART				WHERE SHELVING IS MOUNTED TO WALL. PROVIDE PLYWOOD BACKING IN LIEU OF DRYWALL. APPLY PAINT OR FRP WALL FINISH PRIOR TO ATTACHING SHELVING TO WALL.		
FREE-STANDING SHELVING				FURNISHED BY OWNER INSTALLED BY CONTRACTOR		
TAG	NO. OF SECTIONS	SHELF SIZE WxL (inches)	TIER'S PER SECTION	SHELF HT. A.F.F. (inches)	FINISH	COMMENTS
FS 3	9	24x36	6	BOTTOM TIER @18	GALV	TRUSS-TYPE OPEN WIRE SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
FS 5	0	24x48	6	BOTTOM TIER @18	GALV	TRUSS-TYPE OPEN WIRE SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
FS 7	3	24x60	6	BOTTOM TIER @18	GALV	TRUSS-TYPE OPEN WIRE SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
FS 12	1	18x48	6	BOTTOM TIER @18	GALV	TRUSS-TYPE OPEN WIRE SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
FS 19	1	12x24	6	BOTTOM TIER @18	GALV	TRUSS-TYPE OPEN WIRE SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
FS 2	1	24x30	6	BOTTOM TIER @18	GALV	TRUSS-TYPE OPEN WIRE SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
WALL-MOUNTED SHELVING				FURNISHED BY OWNER INSTALLED BY CONTRACTOR		
TAG	NO. OF SECTIONS	SHELF SIZE WxL (inches)	TIER'S PER SECTION	SHELF HT. A.F.F. (inches)	FINISH	COMMENTS
WS 1	1	24x36	2	66.78	PAINTED	SHEET METAL ROLL-FORMED SHELVING: BY "E-Z SHELVING SYSTEMS INC."
	1	24x48 18x48	2	66.78 54		
	1	18x48	1	72		
WS 2	1	18x36	1	72	EPOXY	TRUSS-TYPE OPEN WIRE WALL-MOUNTED SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
	1	12x48	1	60		
WS 2A	1	12x36	1	60	EPOXY	TRUSS-TYPE OPEN WIRE WALL-MOUNTED SHELVING: "1.5.S. SHELVING" BY INTERNATIONAL STORAGE SYSTEMS
	1	16x22	N/A	42		
WS 4	3	14x36	1	60,72,84	WHITE EPOXY	ABS HIGH-IMPACT PLASTIC RACK SHELF: ABOVE DISHWASHER IN SPEEDY CAFE ONLY BY ECOLAB
WS 6	4	36x60	1	84	EPOXY	TRUSS-TYPE OPEN WIRE WALL-MOUNTED SHELVING: ABOVE BACKLINE IN FOOD DEST. ONLY BY EAGLE GROUP
WS 7	1	36x48	1	84	EPOXY	NSF CERTIFIED OVERHEAD SHELVING BY STORAGE PRODUCTS GROUP (SPG).
WS 8	3	36x42	1	84	EPOXY	NSF CERTIFIED OVERHEAD SHELVING BY STORAGE PRODUCTS GROUP (SPG).

## CHECKOUT CABINET PLAN

ADDITIONAL COUNTER EQUIPMENT

1 LOTTO MACHINE	4 CARD SWIPE
2 MONEY ORDER MACHINE	5 6" BR COUNTER TOP EXTENSION
2.1 MONEY ORDER CHECK PRINTER	
3 DROP IN LOTTO / DEAL TRAY W/BR W/RS	

SEE EQ-1.2 FOR SCHEDULES		BLDG. NO. OR VERSION	C4600
		A/E NO.	V2.0
		SCALE	
		INTERIOR GRAPHICS MOUNTING GUIDELINES	
1	ANCHOR POINTS TO BE SECURE AT 100 POUNDS MINIMUM	DESIGN TEAM	DATE
2	MOUNT WITH EYELIP BOLTS TO ROOF TRUSS OR STRUCTURALLY ADEQUATE BRIDGING MATERIAL (SUCH AS SLOTTED ANGLE IRON) ONLY	DGNR.	
		PM/OP.	
		SET ISSUE	
3	NO ANCHORING TO ROOF GRID, MECHANICAL, OR ELECTRICAL BUILDING COMPONENTS	DRWG. NO.	EQ-1.1.FD

NO.		REVISIONS	DRAWER DATE	PROMOTER DATE	REVIEWER DATE

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EQUIPMENT PLAN		RIGHT HAND STORE 4608 SQ.FT. 48'-0" X 96' - 0"	
BLDG NO. OR VERSION		C4600	
AFE NO.		V2.0	
SCALE			
DESIGN TEAM		DATE	
DGNR.			
PM/OP.			
SET ISSUE			
DRWG. NO.			
EQ-1.1.FD			

DR20-94, UP20-26, UP20-27, UP20-28 Speedway Convenience Store  
Attachment 8 - Lighting

red leonard associates

1340 Kemper Meadow Dr. | Cincinnati, OH 45240 | 513-574-9500  
www.redleonard.com

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1 - 36	A	16.5
37 - 40	B	10.5
41 - 52	C	12
53	D	8.67
54, 55	E	10
56, 57	F	17
58 - 62	G	17
63	H	17
64	J	17
65	K	17
66	L	17

NOTES:  
- ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OFFSITE ACCESS DRIVE	2.90	8.9	0.8	3.63	11.13
PROPERTY LINES	0.08	0.3	0.0	N.A.	N.A.
SITE PAVED AREA	5.19	26.5	0.5	10.38	53.00
TANK PAD	5.59	13.5	1.2	4.66	11.25
UNDEFINED	0.21	9.5	0.0	N.A.	N.A.
UNDER CANOPY	46.47	57	26	1.79	2.19



NORTH

GRAPHIC SCALE

0 40 80 120 160

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	36	A	SINGLE	12516	1.020	B3-U0-G1	91.19	3282.84	CREE, INC.	CPY250-B-DM-F-13L-UL-XX-57K
	4	B	SINGLE	4270	1.020	B1-U0-G1	31	124	CREE, INC.	XSPW-B-WM-3ME-4L-57K-UL-XX
	12	C	SINGLE	2960	1.020	B2-U0-G1	37	444	CREE, INC.	SFT-228-5M-RM-03-E-UL-XX-350-IC
	1	D	SINGLE	4520	1.020	B2-U0-G1	31	31	CREE, INC.	CPY250-B-DM-F-C-UL-XX-57K
	2	E	SINGLE	2483	1.020	B2-U0-G0	37.4	74.8	CREE, INC.	RLA-KR6-30L-40K-120V-10V
	2	F	TWIN	9196	1.020	B1-U0-G2	86	344	CREE, INC.	OSQ-DAXX + OSQ-A-NM-3ME-B-57K-UL-XX w_ OSQ-BLSMF
	5	G	SINGLE	11648	1.020	B2-U0-G2	86	430	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	1	H	BACK-BACK	11648	1.020	B2-U0-G2	86	172	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	1	J	SINGLE	8950	1.020	B1-U0-G2	86	86	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX w_ OSQ-BLSMF
	1	K	2 @ 90 DEGREES	8950	1.020	B1-U0-G2	86	172	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX w_ OSQ-BLSMF
	1	L	TWIN	8950	1.020	B1-U0-G2	86	172	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX w_ OSQ-BLSMF

REV.	BY	DATE	DESCRIPTION
R1	DAR	6/19/20	REVISED PER UPDATED SITE BASE PLAN

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SCALE:  
1" = 40'  
DWG SIZE:  
D

LAYOUT BY:  
DAR  
DATE:  
6/15/20

PROJECT NAME:  
SPEEDWAY #101195  
GILBERT, AZ  
DRAWING NUMBER:  
RL-6836-S1-R1





[illegible][illegible]

<b>Ordering Information</b>									
Example: SPT-22C-SL-BW-EU-E LED, 60W, 500									
SPT-Code	Optic	Mounting	LED Count [x16]	Series	Voltage	Color Options	Drive Current	IC	
SPT-22C	SL Spotlight Parabolic J's Parabolic Symmetric	BW Barnwood Recessed Barnwood	E	E	UL 100Vmax 100Vmin 100Vtyp 16A Bronze BW White	BX Black Brk Bronze Brn White	350 mA (200mA)	IC IC based on 400nm Laser Diode Temperature - Minimum TC Cnt.	3 000K 475~12K 1' 000000 910-71057


Reflector Beam		Flange Beam		Options	
<b>RS2</b> Standard Spot Reflector attached to housing with adjustable Reflector and Reflector axis		<b>RT</b> Reflector Reflector <b>W</b> White Paint		<b>W</b> White Wash	
<b>* Add 1" (25mm) for RS, Initial Delivered Lumens</b>					

Housing (Reflector must be ordered separately)								
Series	Size	Reflector	Initial Delivered Lumens	Optic	ECT	Voltage	Centroids	Options
XR	4	Beam 100°	100, 700 Lumens - 54 LPW	Beam 100°	270	120V AC 100W, 150W, 200W 100V, 150W, 200W 247V 100W	<b>Basic</b> For standard control offering only <b>ES</b> Emergency Stop <b>ES2</b> Emergency Stop <b>ES3</b> Emergency Stop <b>ES4</b> Emergency Stop <b>ES5</b> Emergency Stop <b>ES6</b> Emergency Stop <b>ES7</b> Emergency Stop <b>ES8</b> Emergency Stop <b>ES9</b> Emergency Stop <b>ES10</b> Emergency Stop <b>ES11</b> Emergency Stop <b>ES12</b> Emergency Stop <b>ES13</b> Emergency Stop <b>ES14</b> Emergency Stop <b>ES15</b> Emergency Stop <b>ES16</b> Emergency Stop <b>ES17</b> Emergency Stop <b>ES18</b> Emergency Stop <b>ES19</b> Emergency Stop <b>ES20</b> Emergency Stop <b>ES21</b> Emergency Stop <b>ES22</b> Emergency Stop <b>ES23</b> Emergency Stop <b>ES24</b> Emergency Stop <b>ES25</b> Emergency Stop <b>ES26</b> Emergency Stop <b>ES27</b> Emergency Stop <b>ES28</b> Emergency Stop <b>ES29</b> Emergency Stop <b>ES30</b> Emergency Stop <b>ES31</b> Emergency Stop <b>ES32</b> 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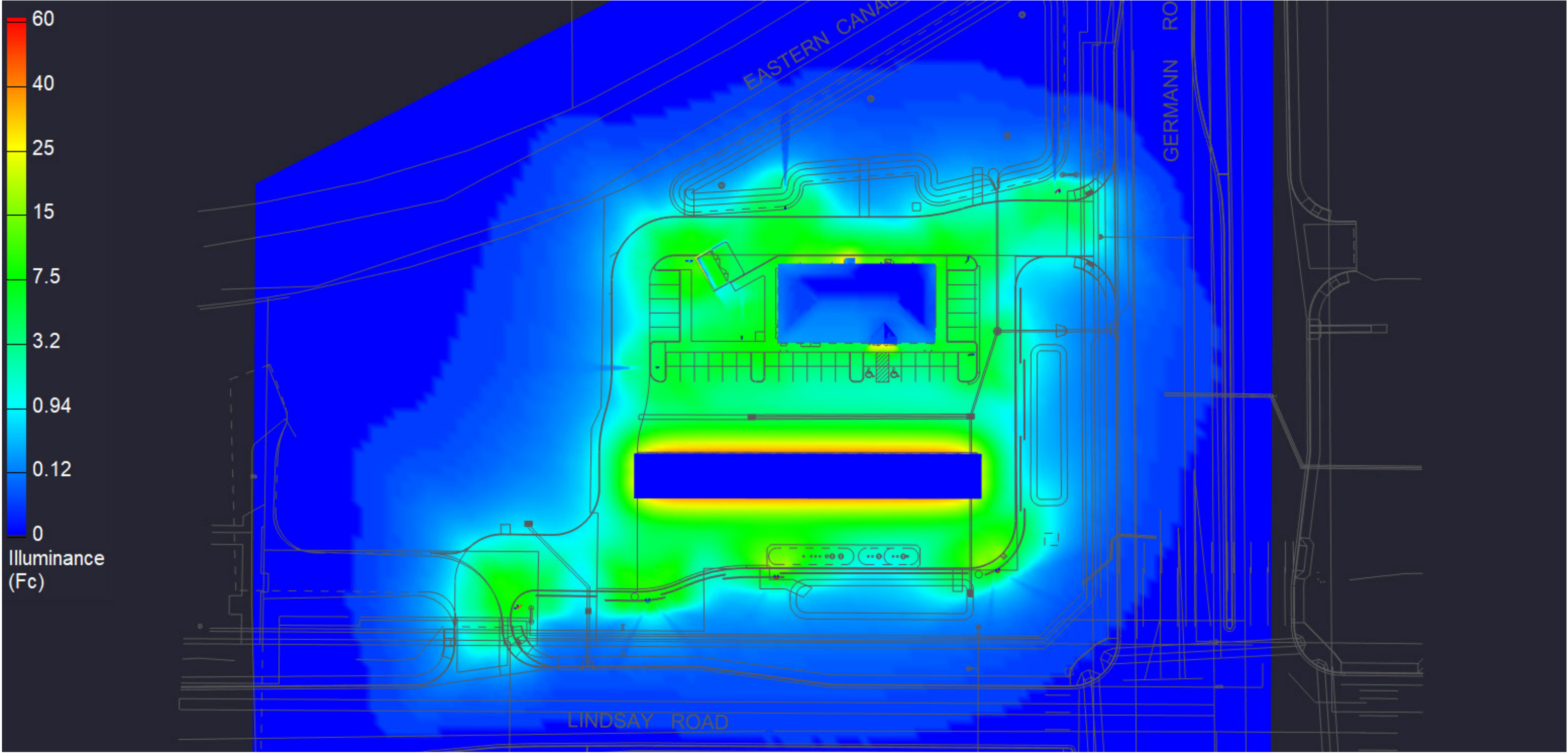
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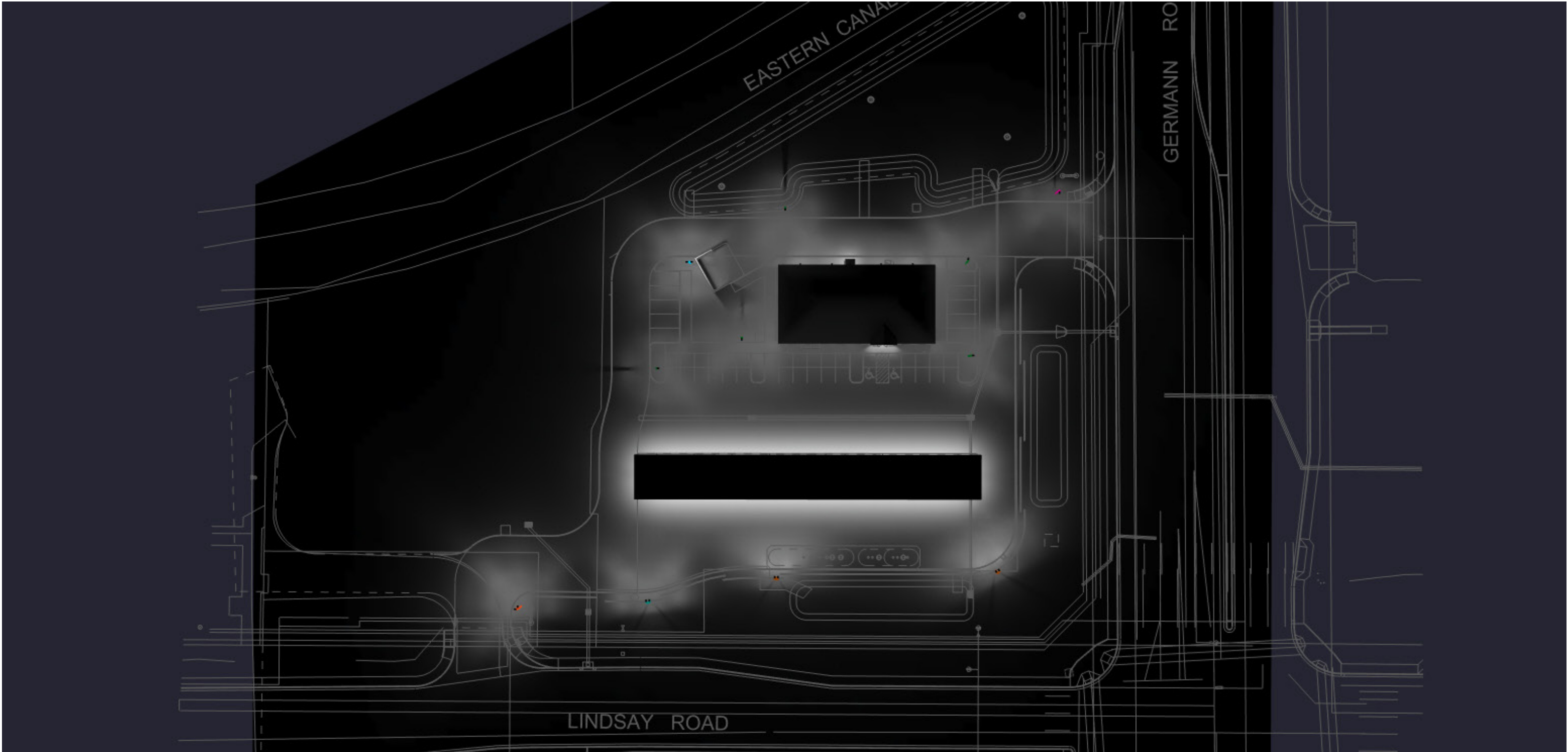
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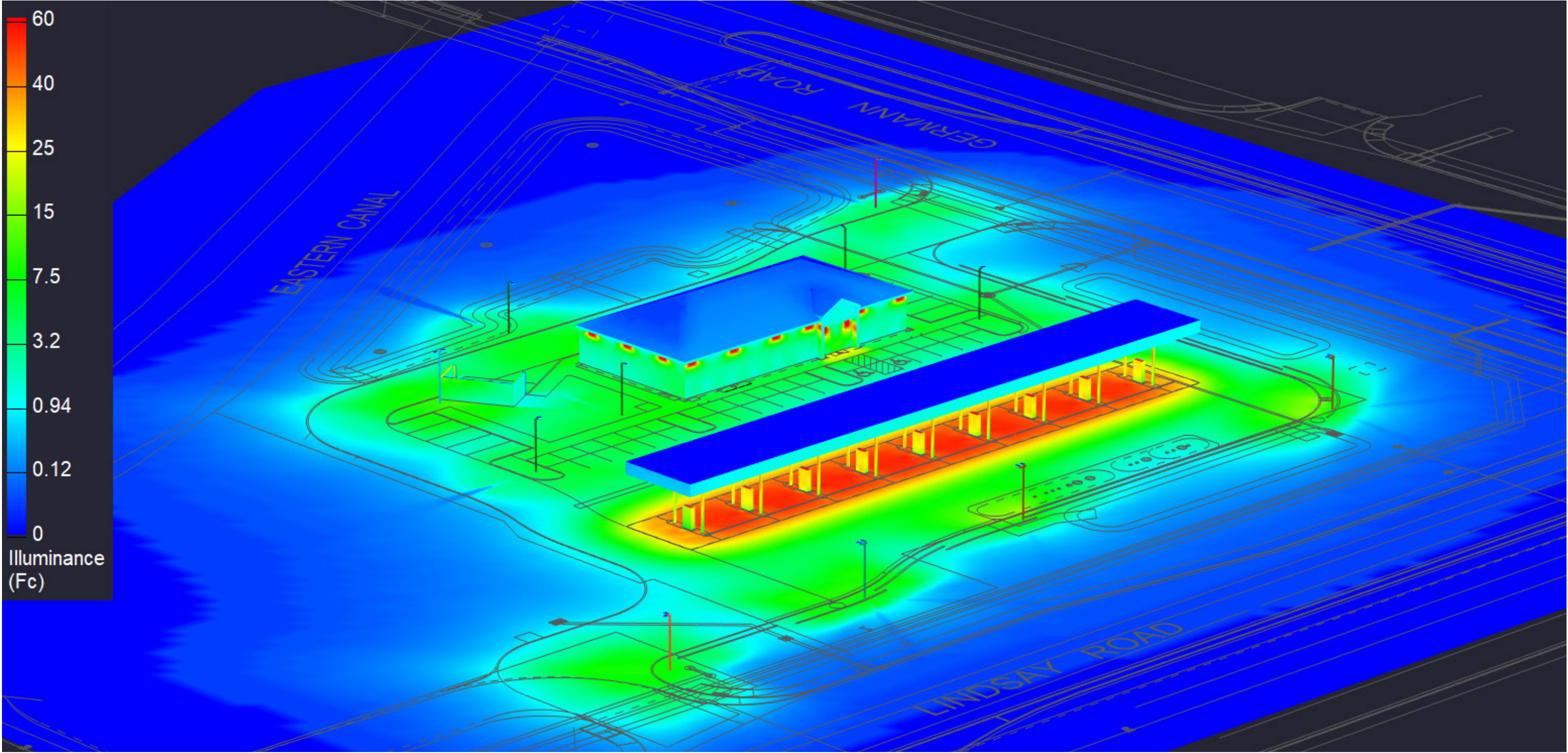
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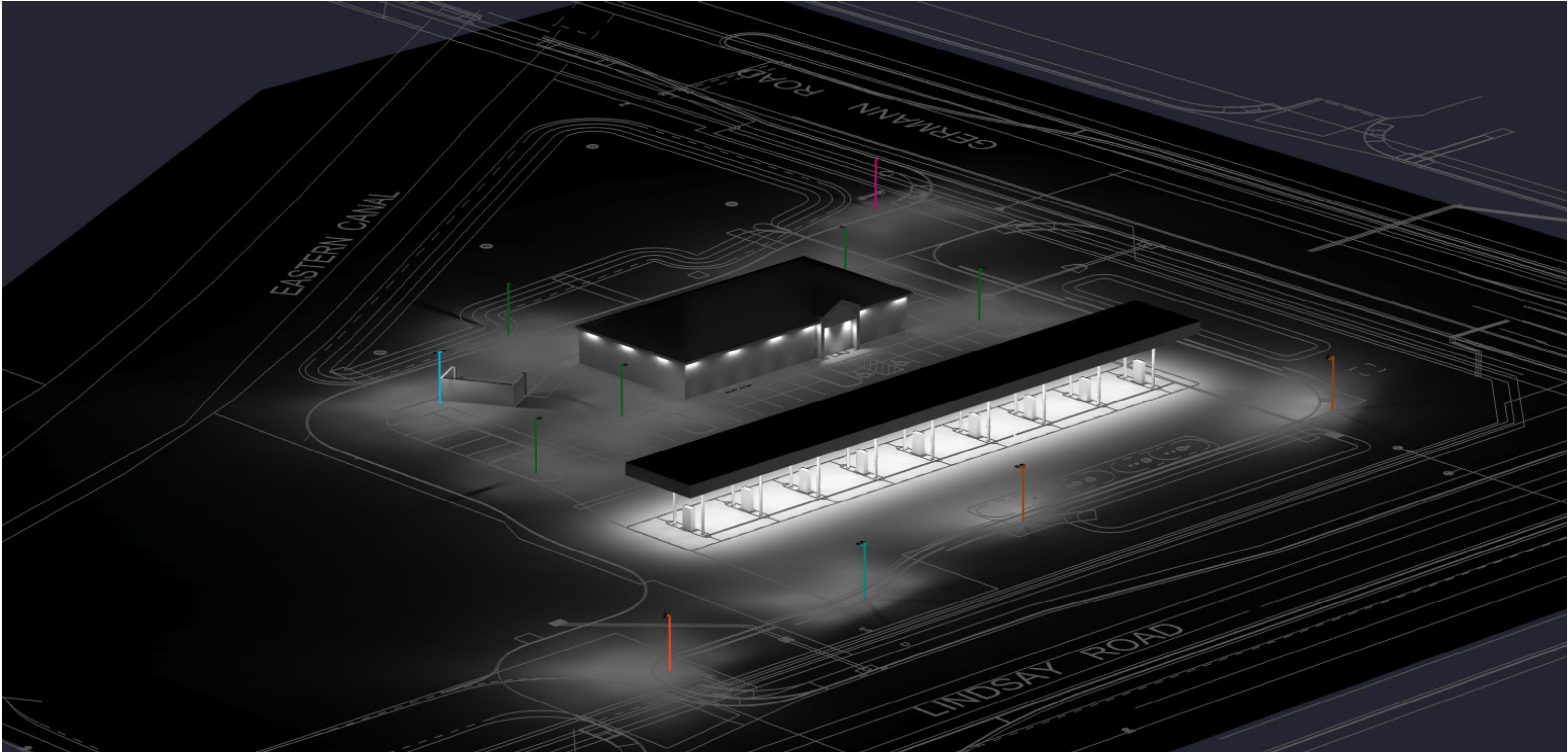












**Design Review  
Project Narrative**

**Speedway  
Convenience Store  
&  
Quick Service  
Restaurant**

**SWC Germann and Lindsay  
Gilbert, Arizona**

PREPARED FOR:

**Crosland Barnes Group Inc.**

PREPARED BY

HUNTER ENGINEERING, INC.  
10450 N. 74<sup>th</sup> STREET, SUITE 200  
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(480) 991-3985

June 22<sup>nd</sup>, 2020

H.E. PROJECT NO. BARN005  
GILBERT PRE-APP NO. PPA-2020-000

## **Project Narrative**

### **Site Description & Proposal**

The proposed project located on the SWC Germann and Lindsay Roads will consist of developing approximately 3.9 acres for a Speedway Convenience Store with Fuel and a Quick Service Restaurant (QSR), such as Burger King. The convenience store will be an approximately 4,600 sf retail building, with nine double sided fuel pumps and associated parking. The Quick Service Restaurant (QSR) will be under 5000 sf with a drive-through service and associated parking. The overall site includes the required drive aisles along with other on-site and off-site infrastructure improvements. Please see the site plan attached to this design review application. The QSR is tracking several months behind the convenience store and will seek an Administrative Design Review sometime in the future, in addition to this design review application.

The site is within the Town of Gilbert and is currently undeveloped farmland. The intersection is ½ mile south of the State Route Loop 202. A road improvement project is planned to start construction this summer for both Germann and Lindsay Roads. The project team is requesting a formal design review of the entire 3.9 acres along with three conditional use permits (CUP) that are planned to run concurrently with this application. Two use permits will be for Speedway to allow dispensing of fuel and a modification of hours of operations. One use permit will be required the fast food restaurant to allow a drive-thru pick-up window. Upon approval of the CUP's and this design review the development team will submit development improvement plans for the project and seek approval to begin construction on the Speedway portion of the site.

### **Compliance with Zoning & General Plan**

The existing Neighborhood Commercial (NC) zoning designation permits the use of Convenience Store with Fuel and is there for in compliance with the designated zoning district. The project is also in conformance with the general plan designation of Neighborhood Commercial (NC) which designates areas for limited shopping and basic services for the immediate area. Such as is the case here, Neighborhood Commercial uses are typically located along major collectors or arterials. The general plan designation of Neighborhood Commercial (NC) allows for small scale retail and service uses under 25,000 sf per user or stand-alone building. Two separate small-scale retail buildings under 25,000 sf are being proposed for the site.

Since the general plan designation allows for this use, and the zoning permits this use, we feel our plan is a good fit for this area. In 2005 the property was annexed into Gilbert and the General Plan was amended to Neighborhood Office. Also, in 2005, the property was rezoned to allow both Neighborhood Office and Neighborhood Commercial (NC) under zoning case Z04-11. The portion currently being developed includes the 3.92 acres of Neighborhood Commercial. In 2006, design review case DR05-88 approved Lindsay Groves for an office and commercial development. With the office portion complete, this project seeks to complete the development of the commercial portion of the approved DR case. This project will comply with the approved DR05-88 and the design guidelines for the site using appropriate material, colors and scale typical for a convenience store and fast food restaurant.

### **Design Guidelines**

The Town of Gilbert Commercial Design Guidelines provided the framework used for laying out the site plan. Building design will be influenced by the surrounding existing uses, specifically with Lindsay Groves office development to the south and DR05-88. Our understanding of environmental conditions for this site come from our extensive knowledge of the area as a local engineering firm that has worked throughout the Southwest, Arizona, and the metro area.

Site Planning for this project considered the contextual relationship between adjacent properties and those directly across the site to the north and the east. The type of uses, building orientations, circulation, parking areas, screening, landscape, signage and lighting have been thoughtfully arranged to accomplish many of the goals in the Commercial Design Guidelines. Examples of this can be seen in our proposed site plan in where elements such as trash enclosure, loading areas, parking and drive through lanes have been located at the back of the property and away from the street and residential uses.

### **Building Massing, Design and Accessory Structures**

The proposed one-story buildings and landscape buffers provide an appropriate scale for the site and context to the single-story office development to the south. Gas canopies are set back from the road to allow for a large landscape buffer and wide drive aisles with room for vehicle stacking at the gas pumps. Architectural forms, color and materials will be complimentary to the adjacent Lindsay Groves office park to the south, while allowing the unique character of both Speedway and the fast food

site to be expressed in a balanced design solution. Sun protection will be provided for outdoor dining areas and near the entrances of buildings.

The design intent of the architecture is to create an attractive, high quality facility that incorporates a simple, retail store architectural style. Clean lines of the design give a distinctive feel of modern commercial with the use of store front glazing that compliments the office complex to the south. Use of materials such as stucco, EFIS and weathered metal canopies, in shades of bronze, browns and gray are accented with a rustic dry-stack stone veneer. Store front windows and door frames are accented with dark bronze frames and mullions with a tinted store front glazing.

### **Landscaping, Grading & Lighting**

Landscape design shall be developed to have a consistent look. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Blue Palo Verde's and Evergreen Elms will define the character of the landscaped right of ways. Areas adjacent to the public right of way will be blended into the existing nearby landscape treatment with similar plant materials.

### **Vehicular & Pedestrian Circulation, Loading Areas and Signage**

Access to the site will be from both Germann and Lindsay roads. From E. Germann Road access will be allowed from an eastbound right turn into the site. A right turn exit will be allowed eastbound on Germann towards the intersection. From Lindsay, southbound ingress will be from a right turn into an existing access point. A southbound right turn out, will provide egress from the site away from the intersection to the south. Circulation routes will allow ample room for vehicle and large truck turning movements, including fuel tankers and fire trucks. Parking will be provided to meet the minimum required number of spaces.

### **Environmental Sensitivity**

The proposed project will follow several measures that promote environmental sensitivity and may provide some long-term cost savings. Buildings are oriented north-south to minimize the solar gain and achieve a higher level of energy efficiency. Building overhangs and shade canopies will be provided at entries and windows and landscaping will be used to minimize cooling losses for the buildings. Energy efficient



materials will be used in when possible for doors, windows, and lighting. Cool roofing materials along with the use of shade trees and cool paving materials will be explored to mitigate urban heat island effects when possible.

### **Commercial Site Plan & Streetscape Standards**

The Standard Commercial and Industrial Site Plan Notes along with other details and conditions for the Town of Gilbert Streetscape standards will be followed for the site improvement plans and construction document portions of this project. While the project is not within the Gateway Area Streetscape it is adjacent to the area and will follow the Theme Tree for the Streetscape along both Germann and Lindsay, as per Article 4.3, and specifically figure 15-4.305, district 13. Stormwater retention areas shall not exceed fifty percent of the right-of-way, Streetscape areas will be naturally contoured, and tree lined with Blue Palo Verdes and Evergreen Elms. Low water use, drought tolerant plant material will be used to the greatest extent possible along with an automatic drip irrigation system to conserve water.

### **Conclusion**

Our team has spent a significant time during the past months working on the project research and determining the infrastructure requirements for the site. The developer of this project is sincerely excited about this property and believes that this project will add much needed services and resources for the neighborhood. Our team looks forward to working with Town staff for the duration of the project to accomplish our combined efforts to improve the site with consideration for all Town recommendations and requirements. Thank you for taking time to review this application.

**HUNTER**

ENGINEERING

PLANNING, LANDSCAPE, CIVIL AND SURVEY

# **Conditional Use Permit**

## **Project Narrative**

### **(Fuel Dispensing)**

# **Speedway Convenience Store**

**with fuel dispensing**

**SWC Germann and Lindsay  
Gilbert, Arizona**

PREPARED FOR:

**Crosland Barnes Group Inc.**

PREPARED BY  
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(480) 991-3985  
June 22<sup>nd</sup>, 2020

H.E. PROJECT NO. BARN005  
GILBERT PRE-APP NO. PPA-2020-000

## **Conditional Use Permit (Fuel Dispensing)**

### **Site Description & Background**

The proposed project located on the SWC Germann and Lindsay Roads will consist of developing approximately 3.9 acres for a Speedway Convenience Store with Fuel and a Quick Service Restaurant (QSR), such as Burger King. The convenience store will be an approximately 4,600 sf retail building, with nine double sided fuel pumps and associated parking. The Quick Service Restaurant (QSR) will be under 5000 sf with a drive-through service and associated parking. The overall site includes the required drive aisles along with other on-site and off-site infrastructure improvements. Please see the site plan attached to this conditional use permit request.

The site is within the Town of Gilbert and is currently undeveloped farmland. The intersection is ½ mile south of the State Route Loop 202. A road improvement project is planned to start construction this summer for both Germann and Lindsay Roads. The project team is requesting a formal design review of the entire 3.9 acres along with three conditional use permits (CUP) to run concurrently. This CUP to allow dispensing of fuel is will be accompanied by a CUP for the modification of hours of operations. A use permit will also be required to allow a limited service restaurant with a drive-through window. Upon approval of the CUP's and design review the development team will submit development improvement plans for the project and seek approval to begin construction on the Speedway portion of the site.

### **Approval Requirements**

Approval for a Conditional Use Permit must meet the following findings. First, that the proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general. Second, the proposed use conforms with the purposes, intent, and policies of the General Plan. Third, the proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements. And finally, the proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

**Finding #1: The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.**

The vacant site is not adjacent to any residential uses and is bound by two arterial roads and a canal on the west project boundary. The proposed use is common in neighborhoods such as this one and does not pose any more risk than other similar uses. The activity of dispensing fuel is a common practice and appropriate operational standards will be put into place to ensure the safety of the residents. Impacts arising from noise, smoke, odor, dust, vibration or illumination are anticipated to be negligible. The new site and exterior lighting design comply with the requirements of zoning ordinance and the Town of Gilbert Commercial Design Guidelines.

**Finding #2: The proposed use conforms with the purposes, intent, and policies of the General and any applicable area, neighborhood, or other plan adopted by the Town Council.**

Since the general plan designation specifically allows for this use, we feel our plan is a good fit for this area. The proposed use conforms with the purposes, intent, and policies of the General Plan. When the property was annexed into Gilbert the General Plan was amended to Neighborhood Office. The intended use has been planned for this area since its annexation over 15 years ago and the need for the use is clear, where options for refueling are relatively limited. There are no other adopted plans for the site.

**Finding #3: The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.**

Zoning case Z04-11 rezoned the property to Neighborhood Office (NO) and Neighborhood Commercial (NC). The existing Neighborhood Commercial (NC) zoning designation permits the use of Convenience Store with Fuel and is there for in compliance with the designated zoning district. In 2006, design review case DR05-88 approved Lindsay Groves for an office and commercial development. This project will comply with the approved DR05-88 for a convenience store and fast food restaurant.

**Finding #4: The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.**

The proposed gas station is reasonably compatible with surrounding uses, which include single-family residential, farming, church, office, storage, and personal care services. Vehicle ingress is focused towards the site with a right turn in from both streets and egress will be either southbound or eastbound. It is anticipated that the additional trips generated will be absorbed by the road expansion and have little effect on the adjacent uses. Road construction begins this summer and will allow for additional capacity on both arterial roads. Access to the offices, south of the site, will continue as currently allowed and will continue to provide circulation mostly independent of the commercial site. The existing surrounding uses will most likely continue with little interference from the site. In fact, the site will most likely attract nearby users as a new local resource for the neighborhood, which should increase enjoyment by nearby properties. In addition to external traffic, internal circulation throughout the site provides ample space for dispensing fuel, with larger than typical stacking space and wide drive aisles.

**Conclusion**

Our team has spent a significant time during the past months working on the project research and determining the compatibility of uses, understanding the infrastructure requirements for the site and ensuring that this project provides benefit to the community. The developer of this project is sincerely excited about this property and believes that this project will add much needed services and resources for the neighborhood. Our team looks forward to working with Town staff for the duration of the project to accomplish our combined efforts to improve the site. Thank you for taking time to review this conditional use permit to allow for the dispensing of fuel on this site. Pursuant to the above analysis, it is our opinion that the project meets the four findings required for the granting of the Conditional Use Permit.



# **Conditional Use Permit**

## **Project Narrative**

### **(Hours of Operation)**

# **Speedway Convenience Store**

**with fuel dispensing**

**SWC Germann and Lindsay  
Gilbert, Arizona**

PREPARED FOR:

**Crosland Barnes Group Inc.**

PREPARED BY  
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SCOTTSDALE, AZ 85258  
(480) 991-3985

June 22<sup>nd</sup>, 2020

H.E. PROJECT NO. BARN005

GILBERT PRE-APP NO. PPA-2020-000

## **Conditional Use Permit (Hours of Operation)**

### **Site Description & Background**

The proposed project located on the SWC Germann and Lindsay Roads will consist of developing approximately 3.9 acres for a Speedway Convenience Store with Fuel and a Quick Service Restaurant (QSR), such as Burger King. The convenience store will be an approximately 4,600 sf retail building, with nine double sided fuel pumps and associated parking. The Quick Service Restaurant (QSR) will be under 5000 sf with a drive-through service and associated parking. The overall site includes the required drive aisles along with other on-site and off-site infrastructure improvements. Please see the site plan attached to this conditional use permit request.

The site is within the Town of Gilbert and is currently undeveloped farmland. The intersection is ½ mile south of the State Route Loop 202. A road improvement project is planned to start construction this summer for both Germann and Lindsay Roads. The project team is requesting a formal design review of the entire 3.9 acres along with several conditional use permits (CUP) that are planned to run concurrently. This CUP is to allow a change in the hours of operation and is accompanied by a CUP for dispensing fuel. Upon approval of the CUP's and design review the development team will submit development improvement plans for the project and seek approval to begin construction on the Speedway portion of the site. In the NC District the Town currently allows hours of operation from 6am to 11pm. This application would seek to allow 24-hours of operation and shows through our report of the findings that there will be no significant adverse impact on the nearby uses.

### **Approval Requirements**

Approval for a Conditional Use Permit must meet the following findings. First, that the proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general. Second, the proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council. Third, the proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements. And finally, the proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.



**Finding #1: The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.**

The vacant site is not adjacent to any residential uses and is bound by two arterial roads and a canal on the west project boundary. The proposed use is common in neighborhoods such as this one and an extension of hours does not pose significant risk compared to other 24-hours uses. The use of a 24-hour convenience store with fuel is typical. Operating 24-hours a day will not have a significant impact on noise, smoke, odor, dust, or vibration. Illumination however will need to occur throughout the evening past 11pm until dawn. It is important to provide outdoor lighting for safety and personal security. Exterior lighting will comply with the requirements of the Town of Gilbert's Commercial Design Guidelines section 4.103 and Chapter 42 section 42-34 of the Code of Gilbert. This will be to ensure that glare is minimized, light trespass control techniques are in place and spill light is minimized into the nighttime sky.

**Finding #2: The proposed use conforms with the purposes, intent, and policies of the General Plan and any applicable area, neighborhood, or other plan adopted by the Town Council.**

Since the general plan designation specifically allows for this use, we feel our plan is a good fit for this area. The proposed use conforms with the purposes, intent, and policies of the General Plan. This use requires the ability for the business to operate 24-hours and to provide services as demanded for customers anytime throughout the night and early morning hours. When the property was annexed into Gilbert, the General Plan was amended to Neighborhood Office and Neighborhood Commercial. The intended use has been planned for this area since its annexation over 15 years ago. Allowing the use 24-hours daily, provides services during late evening and early morning hours for individuals that work nights, late shifts, swing shifts and other that may be disadvantaged by the lack of late-night essential services. The need for the use is clear, options for 24-hours refueling, and convenience stores are relatively limited in the area and it is important to provide extended hours of use to accommodate all. There are no other adopted area plans for the site. A plan of operations will be maintained by the store that describes how the site will be managed during the day and during the extended hours of 11pm to 6am.

**Finding #3: The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.**

Zoning case Z04-11 rezoned the property to Neighborhood Office (NO) and Neighborhood Commercial (NC). The existing Neighborhood Commercial (NC) zoning designation permits the use of Convenience Store with Fuel and is therefore in compliance with the designated zoning district. In 2006, design review case DR05-88, approved Lindsay Groves for an office and commercial development. This project will comply with the approved DR05-88 for a convenience store and fast food restaurant. The project will conform to Town of Gilbert, County, State or Federal laws that govern the 24-hour daily use commercial convenience store facilities.

**Finding #4: The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.**

The 24-hour use of the proposed gas station is reasonably compatible with surrounding uses, which include farming, church, office, storage, personal care services and some distant single-family residential homes to the south. Traffic is focused towards the site and will be either southbound or eastbound as traffic exits the site. The additional traffic volumes should be lower during the extended hours and will have little effect on the adjacent uses. In addition, a road widening project starting summer of 2020, will allow for increased capacity on both arterial roads. Access to the offices south will continue as currently allowed and will continue to provide circulation independent of the commercial site. The existing surrounding uses will most likely continue with little interference from the use of the site during the extended hours from 11pm to 6am. In fact, the site will be more readily available for nearby, late night and early morning users. The number of customers during this time period is usually significantly lower during the earliest hours of the morning, so there will be a lower than normal use during this extended time period. This will provide additional resource for the neighborhood, which should increase convenience and availability of these services to nearby residents.

**Conclusion**

Our team has spent a significant time during the past months researching the use of operating 24-hours per day and determining the compatibility of such a use for this site. Understanding the infrastructure requirements, such as lighting, helps to ensure that 24-hours of convenience store operations are not a hinderance or detriment to the neighborhood, but rather a valued and much needed resource for the area. The developer of this project is sincerely excited about this property and believes that the project will add value for the neighborhood. Our team looks forward to working with Town staff for the duration of the project to accomplish our combined efforts to improve the site and create a better place for the Towns employees, residents, visitors and guests. Thank you for taking time to review this conditional use permit to allow 24-hour operations of a convenience store on the property. Pursuant to the above analysis, it is our opinion that the project meets the four findings required for the granting of the Conditional Use Permit.

**Conditional Use Permit  
Project Narrative  
(Restaurant, Limited Service)**

**Fast Food  
Quick Service  
Restaurant**

**SWC Germann and Lindsay  
Gilbert, Arizona**

PREPARED FOR:

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June 22<sup>nd</sup>, 2020

H.E. PROJECT NO. BARN005  
GILBERT PRE-APP NO. PPA-2020-000

## **Conditional Use Permit (Limited Service Restaurant)**

### **Site Description & Background**

The proposed project located on the SWC Germann and Lindsay Roads will consist of developing approximately 3.9 acres for a Quick Service Restaurant (QSR), such as Burger King and a Speedway Convenience Store with Fuel. The Quick Service Restaurant (QSR) will be under 5000 sf with drive-through service and associated parking. The convenience store will be an approximately 4,600 sf retail building, with fuel pumps and associated parking. The overall site includes the required drive aisles along with other on-site and off-site infrastructure improvements. Please see the site plan attached to this conditional use permit request.

The site is within the Town of Gilbert and is currently undeveloped farmland. The intersection is ½ mile south of the State Route Loop 202. A road improvement project is planned for both Germann and Lindsay Roads. The project team is requesting a formal design review of the entire 3.9 acres along with several conditional use permits (CUP) that are planned to run concurrently. This CUP is to allow for a limited service restaurant with a drive-through service window. Upon approval of the CUP's and design review, the development team will submit development improvement plans for the project and seek approval to begin construction on the Speedway portion of the site.

The Neighborhood Commercial District currently allows for Limited Service Restaurants with a Conditional Use Permit. We are requesting a CUP to allow a Limited Service Restaurant in the Neighborhood Commercial (NC) zoning district to operate a fast-casual dining establishment with a drive-through. It is the intent of this CUP application to show that there will be no significant adverse impact on the nearby uses. This restaurant site will be developed after the convenience store and will pursue a separate Administrative Design Review at that time. The Land Development Code (LDC) Article 6.1 Use Definitions provides the following description:

Restaurants, Limited Service, Eating and Drinking Establishments providing food prepared on-site, sold to patrons who pay before eating. Food and beverages may be consumed on the premises, taken out, or delivered. No table service is provided. This classification includes cafeterias, cafes, fast-food outlets, pizzerias, and snack bars.

Per LDC Section 2.306.A, the hours of operation for any business within the NC zoning district are limited to between 6:00 a.m. and 11:00 p.m.

## **Approval Requirements**

Approval for a Conditional Use Permit must meet the following findings. First, that the proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general. Second, the proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council. Third, the proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements. And finally, the proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

***Finding #1: The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The vacant site is not adjacent to any residential uses and is approximately 900' from the closest residence; these homes are buffered by the existing neighborhood commercial noted below. The site is bound by two arterial roads and a canal on the west project boundary. Approximately 550' to the east is a church with a large open space buffer. Directly to the south in the Neighborhood Commercial district, are services related businesses that include a dentist, insurance agent, skin care spa, pool contractor and daycare. To the north is a self-storage facility and a planned convenience store. To the west is vacant farmland with a Business Park designation and a portion of rural residential that is currently being used for the farming operation. The proposed use of limited service restaurant is common in neighborhoods such as this one and throughout Gilbert; especially near freeway access points. This use does not pose significant risk compared to other limited service restaurants in Gilbert. Operating as a fast food restaurant will not have a significant impact on noise, smoke, odor, dust, vibration, or illumination. With that, it is important to note that outdoor lighting will comply with the requirements of the Town of Gilbert's Commercial Design Guidelines section 4.103 and Chapter 42 section 42-34 of the Code of Gilbert to ensure that glare is minimized, light trespass control techniques are in place and spill light is minimized into the nighttime sky. The limits to the hours of operation will help to minimize any potential noise. The facility must also operate within the Town of Gilbert's Municipal Code regarding nuisances such as noise and odor.

***Finding #2: The proposed use conforms with the purposes, intent, and policies of the General Plan and any applicable area, neighborhood, or other plan adopted by the Town Council.***

Since the general plan designation specifically allows for this use, we feel our plan is a good fit for this area. The proposed use conforms with the purposes, intent,

and policies of the General Plan. The subject site is located on the last remaining vacant lot within an existing commercial center. This site has been vacant since 2006 as the rest of the center has continued to develop. Infill developments provide several unique issues as they try to complement the existing surrounding developments while also creating a development that satisfies their needs and expectations. Policy 1.8 from the General Plan encourages infill development and states as follows, "promote revitalization of under-utilized industrial and commercial properties". The subject site is a perfect example of a prime commercial pad that has laid vacant for years and will, when developed, provide a use that will offer a beneficial service for the community. There are no other adopted area plans for the site.

**Finding #3: The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.**

Zoning case Z04-11 rezoned the property to Neighborhood Office (NO) and Neighborhood Commercial (NC). The existing Neighborhood Commercial (NC) zoning designation permits the use of Limited Service Restaurant and is there for in compliance with the designated zoning district. In 2006, design review case DR05-88, approved Lindsay Groves for an office and commercial development. This project will also comply with the approved DR05-88 for a convenience store and fast food restaurant. The proposed project meets all minimum development standards as per the approved DR05-88 and applicable Town Land Development Code. The use must adhere to any nuisance laws under the Municipal Code as noted above. Applicable business and state licenses for operating this facility will be required prior to permitting. The project will conform to Town of Gilbert, County, State or Federal laws that govern the use of a limited service restaurant with drive through window service.

**Finding #4: The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.**

The proposed limited service restaurant is designed to complement the existing uses within, and adjacent to, the subject site and would not unreasonably interfere with the use and enjoyment of nearby properties. It should be noted that the circulation of vehicles and number of stacking spaces are important to create a successful QSR. The proposed drive-through lane has been located on the north and western portion of the site, behind the proposed restaurant building. While four stacking spaces are required, six have been provided to minimize traffic backing up into the parking lot and drive aisles. Ingress to the site is focused towards the site and most egress will be either southbound or eastbound and will have little effect on the adjacent uses. No left turn movements will be allowed

into or out of the site. Current road expansion will allow for additional capacity on both arterial streets. Access to the offices to the south will continue as currently allowed and will continue to provide circulation with little impact from the restaurant site. The existing surrounding uses will most likely continue with little interference from the limited service restaurant. The restaurant will provide additional resource for the neighborhood, which should increase convenience, availability and ultimately enjoyment of this service to nearby residents. Daily operations will be conducted inside the building, excluding the drive-through. The restaurant will have to comply with noise and odor ordinances under the Town of Gilbert Municipal Code.

## **Conclusion**

Our team has spent a significant amount of time during the past months researching the use of operating a limited service restaurant in Gilbert and determining the compatibility of this use for this site. Understanding the infrastructure requirements, such as circulation, helps to ensure that restaurant operations are not a hinderance or detriment to the neighborhood, but rather a valued and much needed resource for the area with easy access and fluid circulation. The developer of this project is sincerely excited about this property and believes that the project will add value for the neighborhood. Our team looks forward to working with Town staff for the duration of the project to accomplish our combined efforts to improve the site and create a better place for the Towns employees, residents, visitors and guests. Thank you for taking time to review this conditional use permit. Pursuant to the above analysis, it is our opinion that the project meets the four findings required for the granting of the Conditional Use Permit.